

£3.25m guide for Polly Hops as Newcastle grows

A GUIDE price of £3.25m is being quoted by Morrissey's for Polly Hops licensed premises on the Lucan Road at Newcastle, Co Dublin. The property goes under the hammer on July 8.

The premises is near Lucan Shopping Centre, and near Celbridge, Newcastle and Clondalkin - all of which have substantial populations and are within easy commuting distance.

South Dublin County Council have rezoned over 700 acres between the existing residential area and Polly Hops which will see a further 7,000 houses being built in the area.

The property is also close to the new 320 acre Grange Castle Business Park which is to be developed as a high-tech industrial environment.

Polly Hops stands on 1.3 acres extending to 10,050 sq ft gross retail area, and has been remodelled in

keeping with its original old world design.

Impressive trading figures show it enjoys around £2m per annum turnover including VAT, so its sale is bound to arouse a lot of interest.

Although no reserve has been disclosed, Gunne Property consultants are expecting to achieve a strong £2 to £2.5m for Kynes Central Tavern at Loughgeorge, Claregalway, County Galway when it comes up for auction on July 14.

Located just seven miles from Galway, this high turnover business is set to increase further with the ongoing residential and commercial developments of the city's eastern suburbs.

The business has been in the Kyne family for over 100 years. The two storey premises includes a public bar, lounge, Tara function room, restaurant and the main function room and

kitchens. The area above the bar comprises 7 rooms and would be suitable for family or guest accommodation.

Blanchardstown House, a long established corner landmark residential licensed premises in a pivotal trading position in one of Dublin's most densely populated and expanding suburbs, is up for sale. Owner Mr Gerry Nangle is retiring from business.

Located on the main street of Blanchardstown village with a large frontage onto the main street the property will be auctioned by Morrissey's on June 30.

Accommodation comprises a 1,300 sq ft lounge bar, ladies and gents toilets, a pantry and basement area. The first floor incorporates four bedrooms, a dining room, kitchen, and bathroom.



● KEN MAGINNIS, MP, the chairman of Moygashel Community Development Association, with anchor tenants Joe Queenan and Tom O'Mahoney from Foxford Woollen Mills, and leading Irish designer Paul Costelloe

Challenge of Poddle overcome

By DONAL BUCKLEY

DUBLIN'S old city walls and the Poddle River are among the challenges which Dublin Corporation is taking on with its plans for a new five storey office development adjacent to No 1 Werburgh St. in Dublin.

"Private developers weren't interested in the site because of these difficulties," a spokesperson for the Corporation explained. "We were also concerned that any development should allow access to the wall for tourists and the public, and that the design should be in keeping with the historic character of the area."

When the offices, which are near Dublin Castle, are completed the Corporation will consider leasing the space to the commercial or other tenants.

Linen Green centre in Moygashel hopes to mimic Kilkenny success

● IRELAND'S largest multi-purpose events centre will be opened next year in Killarney as part of the Government's millennium programme.

Costing £5m, the National Events Centre (NEC) spans more than 20,000 sq.ft. and will house a 2,000 seat conference venue, a concert venue capable of handling large-scale productions, a 700-seat theatre and a full size cinema.

In addition, the installation of retractable seating makes it suitable for international and sporting events.

The NEC is a stand-alone venture with the option of availing of additional facilities from the local GlenEagle Hotel.

A £4 million plus factory outlet, design and visitor's centre, part funded with a £960,500 grant from the Millennium Commission, is set to infuse new life into the heart of Northern Ireland.

The Linen Green venture in the village of Moygashel, positioned at the end of the M1 Motorway, will initially create around 100 jobs, and that number is scheduled to quadruple over its first three years of operation.

The development, when completed, will comprise up to 140,000 sq ft of retail space providing up to 50 shop units of flexible sizes. It has been designed to create a village style atmosphere, retaining many architectural features and materials of the former famous linen mills which once occupied the site.

Seven craft units have already been constructed, and the remaining develop-

By ROSE COSTELLO

ment will be phased in.

The Visitors' Centre, comprising approximately 16,000 sq ft of retail space and a 60-seater restaurant, will be completed in November 1999.

The target completion of the additional 32,000 sq ft of factory outlet unit shops is early 2000, and the completion date of the third phase of about 80,000 sq ft of factory outlet shops is yet to be confirmed.

Moygashel Development Association chairman Ken Maginnis said that while work had already started in several areas of Northern Ireland to create factory outlet centres, the tiny village of Moygashel was set to "pip them all to the post."

Funding for this project was already in place. Anchor tenants had either been identified or were

already on site and construction work was in progress. "We will shortly be welcoming 100,000 visitors annually."

Big names already established with a franchise outlet at The Linen Green include leading Irish designer Paul Costelloe, who was one of the first to commit to it.

He reckons it has the capacity to become Northern Ireland's equivalent of The Kilkenny Design Centre, which is already attracting more than 40,000 visitors from all over Ireland annually.

Moving into Northern Ireland for the first time will be Foxford Woollen Mills, the County Mayo store recognised as something of a retailing phenomenon, attracting more than 80,000 visitors annually.

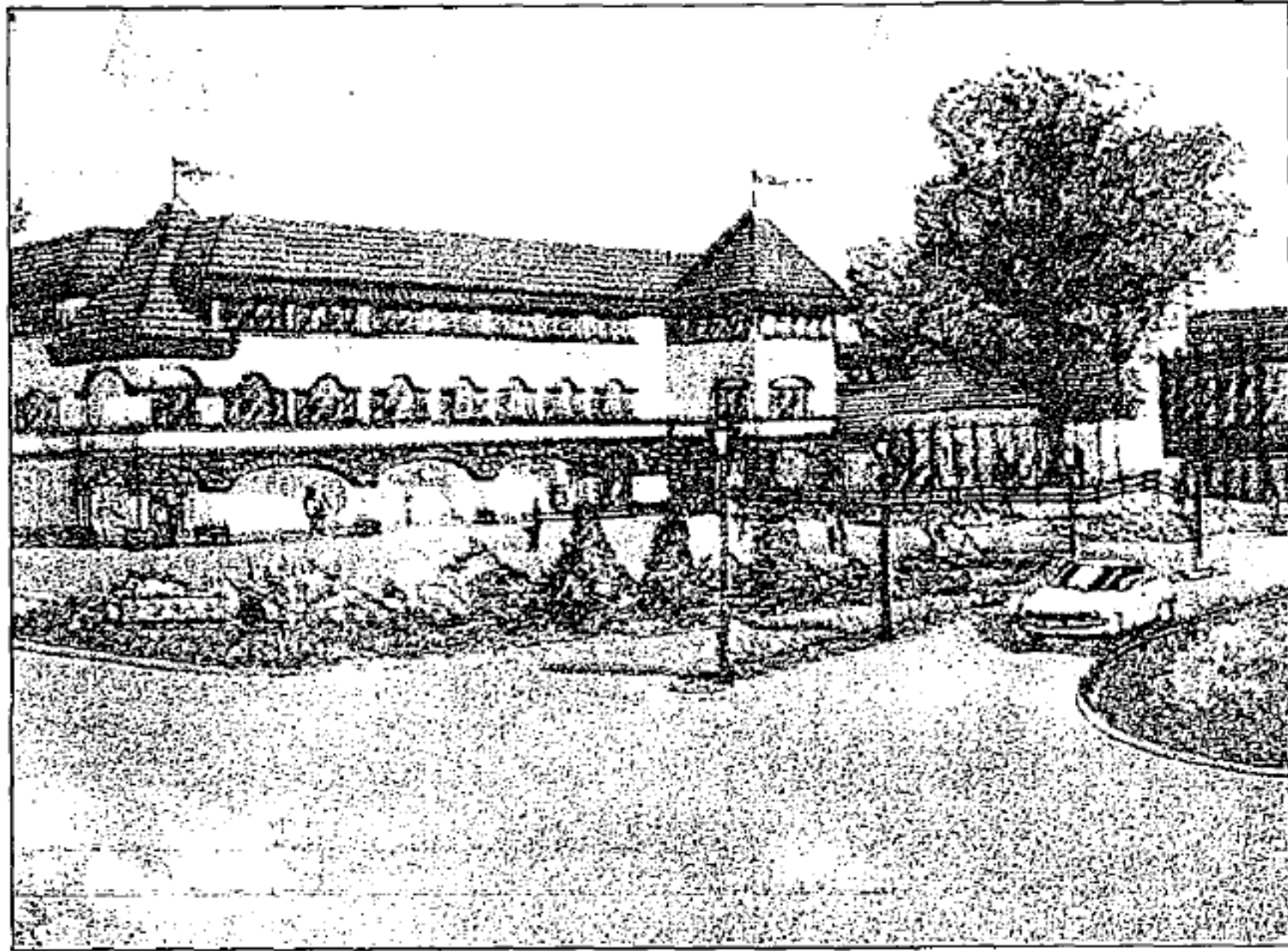
Joe Queenan, managing director of Foxford Woollen Mills, said they were

delighted to be part of what they knew would be a tremendous success story.

"Combine shopping with a visitors' centre, and you have the perfect recreational mix," he said.

The Linen Green has also secured substantial funding from the European Union's Structural Fund, and a commercial developer has come on board to drive forward the second phase of the project, work on which has already started.

Keith Shiels, managing director of Lambert Smith Hampton, commercial property agents for the development, said they were confident that the venture would reap the commercial benefits of being the first, most exciting and most ambitious discount retail centre for Northern Ireland.



Colm McEvoy

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