

Lisney

COMMERCIAL REAL ESTATE



McAuliffe's No. 33
ESTD 1920

CRAFT SHOP

MC AULIFFE'S CRAFT SHOP, DUNFANAGHY, CO. DONEGAL



FOR SALE AS A GOING CONCERN - PROPERTY & TRADING BUSINESS
PROPERTY AVAILABLE WITH VACANT POSSESSION

Features

We are prepared to consider the following methods of sale for McAuliffe's

- Sale of property and trading business
 - Sale of property with vacant possession.
-
- ◆ Prime location in Dunfanaghy.
 - ◆ The property was extensively refurbished throughout 2016-2019.
 - ◆ The retail space was re-imagined and designed to a high standard in 2019.
 - ◆ Total property size of approximately 4,242 Sq. Ft.
 - ◆ Current retail space of c.2,635 Sq. Ft.
 - ◆ Land of c. 0.137 acres to rear, with huge potential for various income producing uses (STPP).



Location

Mc Auliffe's Craft Shop is located in Dunfanaghy, a coastal town in County Donegal, in the north-west of Ireland. It is situated on the shores of Sheephaven Bay, at the foot of the Derryveagh Mountains. The town is surrounded by stunning natural scenery, including sandy beaches, rugged cliffs, and rolling hills.

The Village is situated on the spectacular Wild Atlantic Way, one of the longest defined coastal routes in the world, winding 1,600 miles along the West Coast of Ireland. It starts in County Donegal and passes through a variety of landscapes, including rocky headlands, sandy beaches, and towering sea cliffs. Along the way, visitors can explore quaint fishing villages, ancient ruins, and bustling towns.

The route offers breathtaking views of the Atlantic Ocean and is a popular destination for outdoor enthusiasts and nature lovers.

Dunfanaghy is and historically has been an extremely popular destination for tourism, however, benefits from constant footfall and trade throughout the year.

Mc Auliffe's Craft Shop is situated on the Main Street, adjacent to Arnold's Hotel and The Oyster Bar.



© Copyright 2023 Google Maps

Property Description

The subject property comprises a mid-terrace retail unit across ground and first floor, with a large, rectangular rear garden of c. 0.137 acres.

Ground Floor

The ground floor benefits from a frontage of c. 9.2 meters onto Main Street, with full length glazing, a wide glazed entrance door and a secondary glazed access door. The façade of the building has been well maintained and benefits from new signage, repainted framework and attractive hanging baskets.

The ground floor accommodation comprises spacious, open plan retail accommodation with a bespoke cashier desk at the front and two fitting rooms to the rear.

Beyond the retail area is a secure store room which has been subdivided into several concise stock holding areas and a packing room with a baler.

The rear store room also houses a small staff kitchenette, a W.C and the boiler room. From the rear store, there are two external access points; one access to the side passageway which runs down to Main Street and an access to the land at the rear of the property.

First Floor

The first floor can be accessed from the ground floor retail area, the rear storeroom and externally from the rear land.

In 2018-2019, the first floor was refurbished and reimagined into No.33, a destination retail experience showcasing local brands, craft foods and art.

The refurbishment of the first floor retail space included a new visitor bathroom, restored stone walling, restoration of original beams, reclaimed doors, new lighting, amongst many other fine details.

This thoughtful restoration has created a perfect browsing and shopping experience for customers.

Beyond the main retail area at first floor level lies a staff kitchen and a large shelved storeroom. The first floor also benefits from a modern office, a small shelved storage area and a staff bathroom.

A fire exit door opens onto a steel staircase to the land at the rear.



Investment in the Property

A significant amount of money has been spent refurbishing the property over the last 5 years to include (but not limited to) the following:

- Refurbishment and creation of new retail area on first floor
- Installation of LED lighting throughout
- Rewiring of the building
- New roof on shop building with new insulation, Spanish slates, ridge tiles and reclaimed chimney pots with caps
- Repairs to flat roof at rear
- Installation of new dome skylights on first floor
- Installation of new staff kitchen
- Repainting throughout
- Installation of CCTV system

During the above building refurbishment, investment was made in the retail space to enhance the customer experience. This includes;

- Creation of new visitor bathroom
- New EPOS till system across the 3 tills
- Installation of Bose Speaker system
- Installation of new cashier desk
- Feature lighting throughout the retail area
- New furniture and display units
- New art throughout the store
- New external signage



Accommodation

All areas have been measured to Net Internal Area and are approximate.

	SIZE (SQ. FT.)	SIZE (SQ. M.)
GROUND FLOOR		
Retail Space	1,693	159.1
Rear Store	348	32
Boiler Room	27	2.5
W.C	26	2.4
TOTAL	2,094	196
FIRST FLOOR		
Retail Space	942	87.5
Visitor W.C & Lobby	68	6.32
Store Room	711	66.1
Office	169	15.7
Rear Storage Area	73	6.8
W.C	34	3.2
Circulation Areas	151	14
TOTAL	2,148	199.6
BUILDING TOTAL	4,242	395
REAR GARDEN	554.42	0.137 ac



History

ESTABLISHED IN 1920, Mc Auliffe's Craft Shop has evolved into a renowned shopping destination and a real treasure trove for the perfect gift. Steeped in history and firmly focused on showcasing Irish makers and designers, the century old family business spans across four generations.

- 1920 - Cassie Sweeney opened a small drapers shop in Falcarragh
- 1945 - Cassie's daughter, Mary Sweeney, opened Sweeneys Fashion House
- 1959 - Mary Sweeney, now Mary Mc Auliffe, opened a seasonal pop-up shop in Dunfanaghy
- 1969 - Mc Auliffe's relocated from Falcarragh to open permanently in Dunfanaghy in the building we know now
- 1984 - Mary's daughter, Anne Mac Namara, came into the business
- 1995 - Anne formed Mc Auliffes Craft Shop Ltd and took over the business
- 2017 - Anne's son, Conor Mac Namara, a 4th generation member of the family came into the business. To this day, the business is run by Anne & Conor Mac Namara.

Over the years, the shop increased its product lines and suppliers to offer much more than clothing, gradually creating the unique offering of Mc Auliffe's Craft Shop.

Mc Auliffe's source and hand pick all products, with expert craftsmanship and originality in mind. The shop is now home to some of the most exciting designer-makers across the island of Ireland, growing this talented community of makers year in, year out.

In 2019, an elegant new retail space upstairs was created in the shop. This was named No.33, after the original 1800's dwelling house where the shop now resides.

No.33 was designed by blending the age-old traditional features of the building with modern architecture and design. It is a lifestyle and living space featuring the finest of Irish craft alongside contemporary European design.

The Mc Auliffe customer led ethos has continued throughout the years and the business recently commemorated a century in business, having celebrated and promoted Ireland's rich heritage of craft and design for over one hundred years.



The Business

Over the years, Mc Auliffes have carefully curated their stock and now boast over 150 suppliers including ;

- McNutt of Donegal
- Voya
- Galway Crystal
- Magee 1866
- Pilgrim Jewellery
- Newbridge Silver
- Ulster Weavers
- Butlers Chocolates
- La Boujie

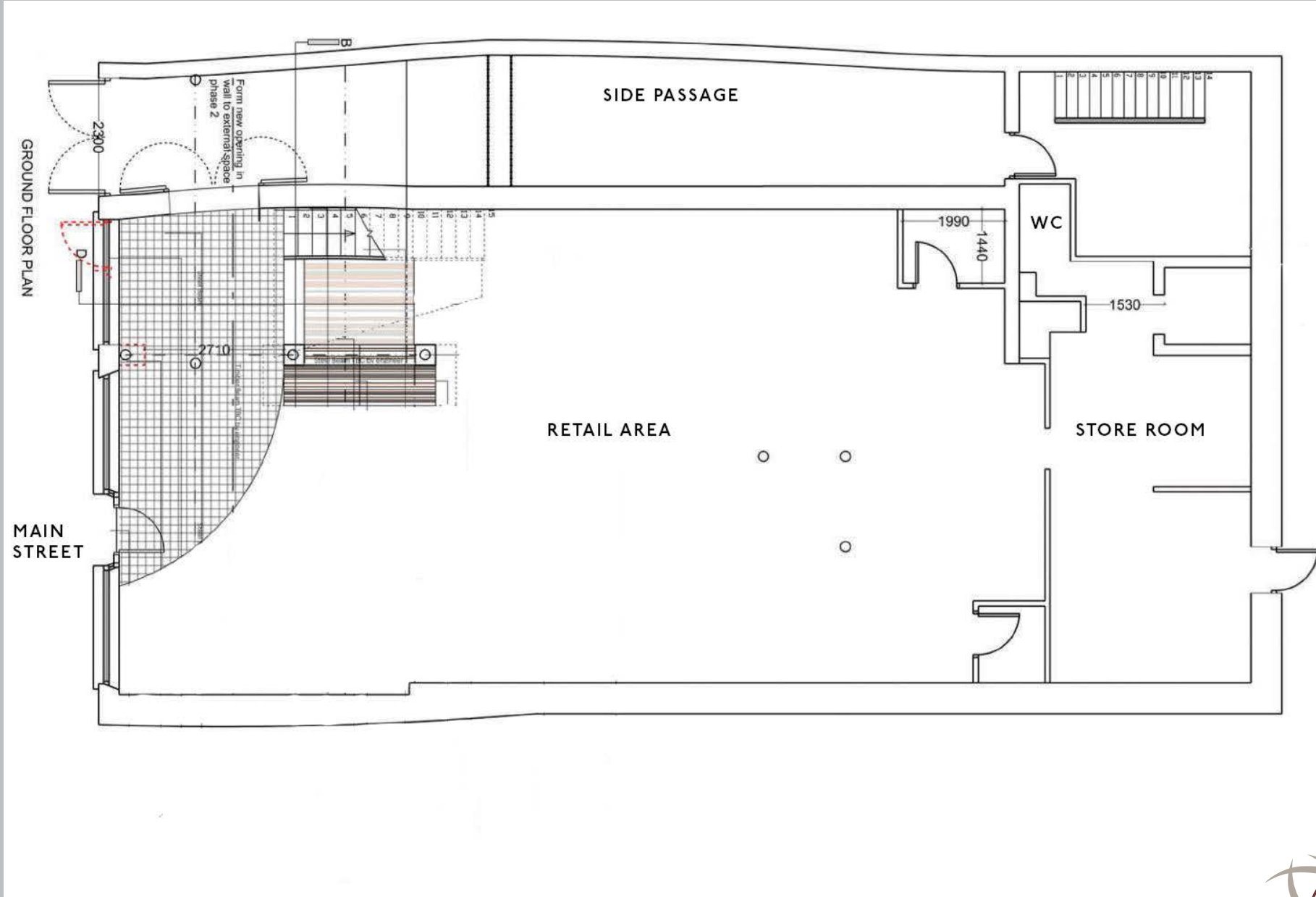
The store is open all year round and enjoys constant trade even outside the typical tourism calendar. The store currently opens from 10am to 6pm, Monday to Friday and 11am to 6pm on Sundays. There is also the ability to open late nights should this be desired.

The business website, www.mcauliffescraftshop.com, has been professionally developed and is extremely customer friendly.

Despite being highly used over Covid, the website has fallen into disuse recently as the shop has been extremely busy. We understand this could be picked back up with ease.

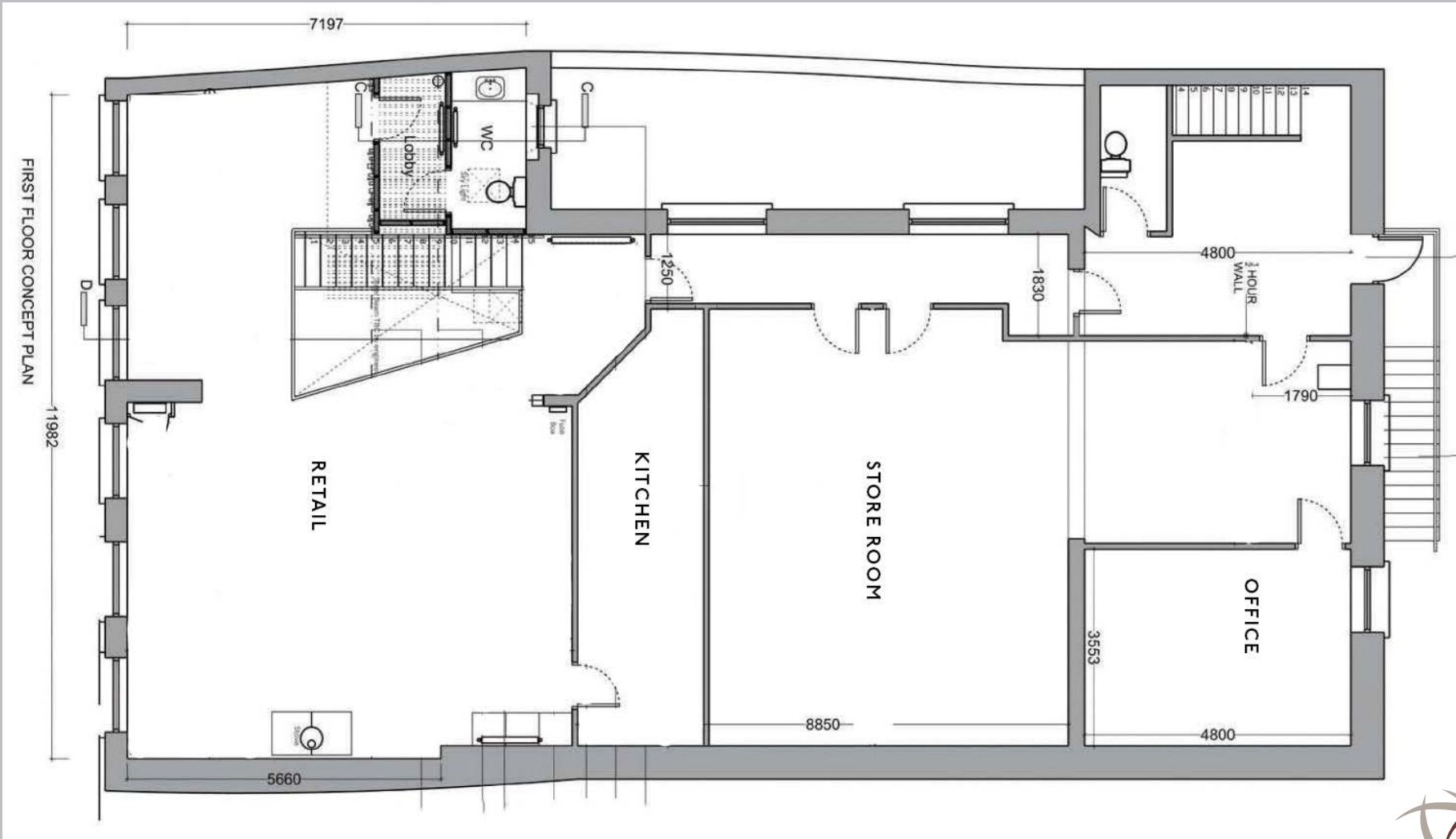
The team have been cultivating the Mc Auliffe social media pages across Facebook and Instagram, with 3000 followers and 1500 followers respectively.





Indicative Ground Floor Plan





Indicative First Floor Plan



DiscoverIreland



Why we like it

- Visit a family run business that spans four generations, helping to promote Donegal and Ireland's rich heritage of craft and design.
- Browse a beautiful selection of homeware, jewellery, craft and design, textiles, beauty and wellness.
- Stroll around No. 33, a lifestyle and living space, featuring the finest of Irish craft alongside contemporary European design.

IRELAND'S HOMES INTERIORS & LIVING

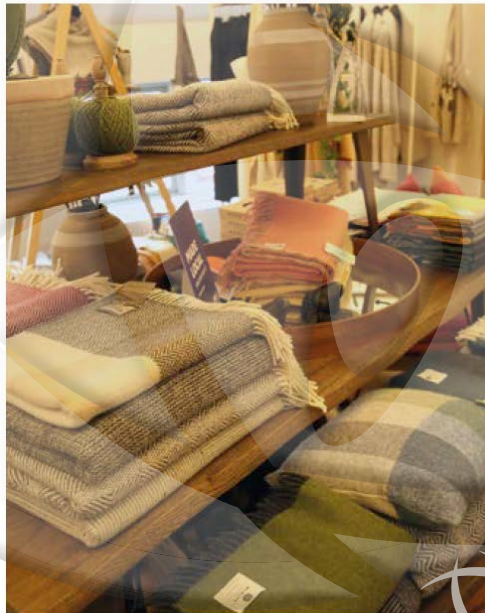
JANUARY 2023

McAuliffe's Craft Shop

Dunfanaghy, Co. Donegal

mcauliffecraftshop.com

McAuliffe's Craft Shop promotes Ireland's rich heritage of craft and design and in 2019, they added an elegant new retail space upstairs which was named No.33, after the original 1800s dwelling house where the shop now resides. Here you will find a beautiful and creative lifestyle collection for the home.



Tripadvisor

Julie S

Dunfanaghy, Ireland

Lovely hand crafted items, a must see if in Dunfanaghy, gift wrapping offered as well! Always find something special. Staff is very friendly and helpful.

Google

Oisín O'Hara

Great for unique gifts and Irish souvenirs. Well laid out shop.

Melanie Stewart

GORGEOUS wee gift shop with an array of local sellers from candles to mugs and exquisite clothes to local chocolate... A must visit when in Dunfanaghy

Siobhan O Callaghan

Lots of variety and staff lovely

Mark McBride

Great store for gifts

facebook

Margaret Brennan

The atmosphere of luxury and quality just envelops one as soon as you step through the door. Fabulous scents and beautiful clothing and jewellery. I want to live in your shop! I recommend everything. Can always find the perfect gift there no matter what the occasion. The staff are so knowledgeable and cheerful. Love this shop!

Erika Ryan Desmond

Super fast responses, held some candles for me before I could get to the shop as they were low on stock. I love this shop so much, can't help myself but buy a few bits everything I visit Dunfanaghy.

IRELAND'S HOMES INTERIORS & LIVING

McAULIFFE'S CRAFT SHOP

Dunfanaghy, Co. Donegal

Mc Auliffe's Craft Shop is an intergenerational family business, located in the heart of beautiful Dunfanaghy, along Donegal's magnificent Wild Atlantic Way. 2020 is an important year for Mc Auliffe's, as it marks a century in business, and one hundred years of celebrating and promoting Ireland's rich heritage of craft and design. The family pride themselves on sourcing and handpicking all products, with expert craftsmanship and originality in mind, and the shop is now home to some of the most exciting designer/makers from the island of Ireland. In 2019, they added an elegant new retail space upstairs in the shop.



This was named No.33, after the original 1800's dwelling house where the shop now resides. No.33 was designed by blending the age-old traditional features of the building with modern architecture and design, creating something truly special. Here you will find a beautiful and creative lifestyle collection for the home. Discover more at mcauliffecraftshop.com, where a new online store will be coming soon.

HIGH STREET

Ireland's Indie Advantage



Ireland's reopening schedule is a little behind that of the UK. Non-essential retail reopened on 17th May, outdoor hospitality on June 7th and as I write this - we still await indoor hospitality dates. Like the UK, Retail in Ireland has had a challenging time. From March, many retailers were closed for 18wks of last year. Some even longer due to regional lockdowns. In addition, businesses were shuttered for almost 20 weeks this year. However, green shoots are appearing as we emerge and reopen. The Pandemic may have rocked our worlds; however, it has also unleashed some amazing innovation and entrepreneurial spirit, especially within the SME and Indie retail space which is benefiting from a more localised population.

Govt supports have been strong here, with wage supports, rates deferrals, re-start grants, mentoring to enable business continuity, and some very practical programmes to support retail both regionally and in border towns (to alleviate Brexit impact). Enterprise Ireland and the Local Enterprise networks also did a strong push on getting businesses online. Retailers could avail of a trading online voucher to help finance website builds or upgrades, and to push ahead with digital marketing and AI / digital innovation. This was worth 5k to an SME retailer and up to 40k for the larger operators. And this support has been transformational for many independent retailers, and enabled them to trade from behind closed doors:



Anne Et Conor McNamara are a mother/son team and 3rd Et 4th generation owners of Mc Auliffes craft shop in Donegal. The business celebrated 100 years in business earlier this year - and during the most recent lockdown. Anne Et Conor have used the forced pauses' in trading caused by the Pandemic, to update Et integrate their epos systems, finesse a new website, and to totally modernise their beautiful store. This has really paid off and business has been stronger than ever since reopening. <https://mcauliffecraftshop.com>





First Floor Retail Area





Visitor Bathroom





Staff Kitchen on 1st Floor



Ground Floor Fitting Room



Passage to side of shop

The passageway to the side of the retail unit runs from Main Street through to the rear storeroom and is approximately 2.3m wide.

We would envisage that the storeroom at ground floor level could be knocked through (subject to obtaining all relevant planning consents) to provide access from Main Street straight through to the land at the rear.

The passage way has been well maintained and benefits from clean title.

To the rear of the property is a rectangular piece of land of approximately 0.137 acres, currently laid in grass and bounded by stone walls (as seen on pages 18)

The land slopes gradually upwards from the building towards the boundary, where there is gated access onto a roadway which leads to Pound Street.

The land to the rear has huge potential for various uses (subject to obtaining all relevant consents). Possibilities include; extending the existing building, glamping pods, kitchen garden, outdoor dining / café area, pop-up retail events etc.



Approximate Asset Dimensions





Entire Site



Land to Rear

Accounts

Audited accounts available upon request for Year End 2020, 2021, 2022 & 2023.

Rates

We understand the rates payable for the 2023 year are c. €1,095.

Price

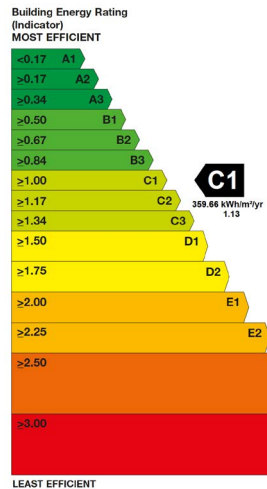
Price on application.

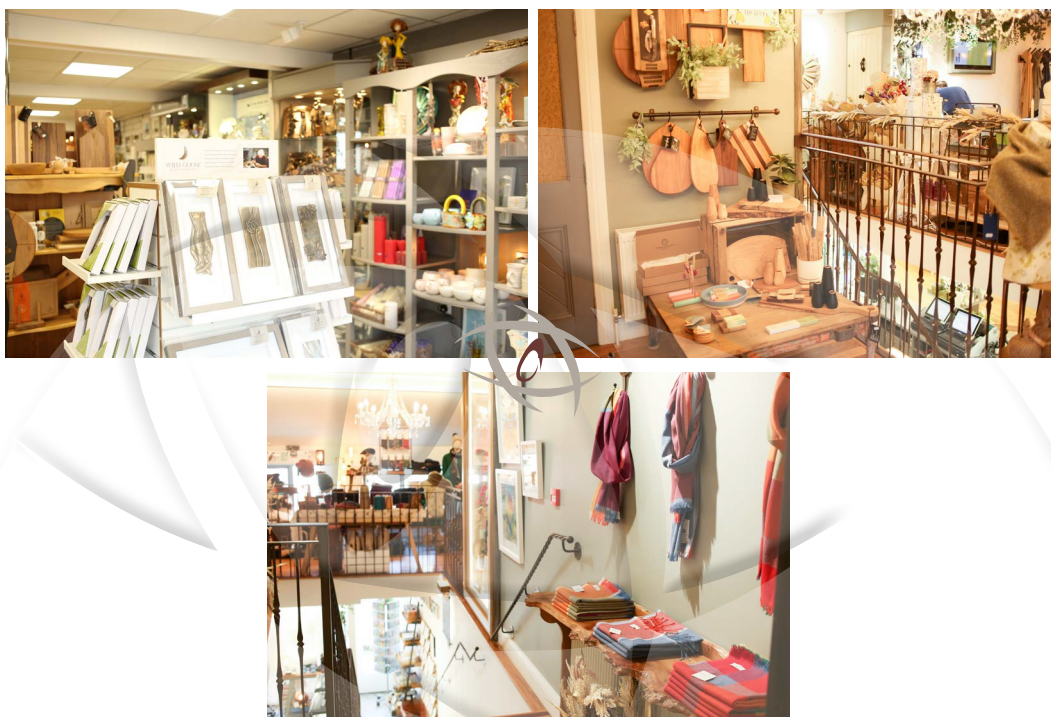
McAuliffe's may be sold in the following options;

- Property and trading business
- Property for sale with vacant possession

BER

The property has an Energy Efficiency rating of C1. The full Certificate can be made available upon request.





Contact

Strictly by appointment with the sole Selling agent.
For further information please contact:

Lynn Taylor

028 9050 1556 / 07813 020 181

ltaylor@lisney-belfast.com



Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>.

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Further information is available at www.lisney.com



@LisneyBelfast



@LisneyNI



LisneyBelfast

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.