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WELL ESTABLISHED SOUTH CITY LICENSED PREMISES, WITH BUSINESS POTENTIAL.

**THE LAMPLIGHTER,
79 THE COOMBE, DUBLIN 8.**

For Sale by Public Auction on Thursday 9th June at 3.00 p.m. At our Offices.

(Unless Previously Sold)



The property occupies a prominent trading position, diagonally opposite Meath Street, on the corner of The Coombe and Brabazon Street, in the heart of 'The Liberties', one of the oldest districts of the City, close to Newmarket Square, an area, along with its environs, where considerable redevelopment is envisaged, in the near future.

The Vendor, who is now retiring, has, for the past twenty years, conducted a strictly, mainly local lounge bar trade. The upper floors, with separate side street access, are not utilised other than for storage purposes. The property is within easy walking distance of the busy shopping areas of Meath Street, Thomas Street and Francis Street, just off Newmarket Square. There is no food business carried on at present. Certified turnover figures available.

BER Grading: F.

ACCOMMODATION:

sq.ft.

m2

GROUND FLOOR:

'L' shaped Lounge Bar; 1,398 129.88

Passageway to; Ladies and Gents toilets.

Store; 83 7.74

Outside void at rear, leading to; Boilerhouse & oiltank.

BASEMENT:

Cellar; 526 48.91

FIRST FLOOR: 767 71.26

Divided as follows; Managers Office; 12'6" x 10', Front Room; 16' x 13',

Corner Room; 17'9" x 15'3", Old Kitchen; 14' x 6'6"

SECOND FLOOR: 673 62.52

Front Room; 15'9" x 12'6", Corner Room; 17'9" x 15', Back Room; 13' x 6'9", Back Room; 12'6" x 9'9".

Title; Freehold.

Viewing: Strictly by appointment with the selling agents.

Inventory; Inventory of furniture and effects included in the sale, available on request.

Solicitors with carriage of sale:

YOUNG O'REILLY & CO.

1-2 Lower Leeson Street, Dublin 2. Tel. 01-6712773. Fax. 01-6713054.