

Viewing:

Strictly by appointment with the Selling Agent.

Inventory:

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

Solicitors with carriage of sale:

Donnchadha Murphy,
Barry C. Galvin & Son,
91 South Mall, Cork.
Tel: 021-4271962



35 LOWER PEMBROKE STREET, DUBLIN 2.
PSRA Licence No. 003582



These particulars are not intended as any part of a contract. The information is given in good faith, but is strictly conditional upon prospective purchasers relying entirely on their own advisors, thus avoiding unintended inaccuracies which may be herein contained. No warranty is authorised or given by the vendor's agent, John P. Young.

**SUBSTANTIAL PURPOSE-BUILT LICENSED PREMISES WITH OVERHEAD APARTMENT.
THE ENTIRE EXTENDING TO c. 729m2 (7,847 sq.ft.), Freehold.**

CHRISSY D'S VEVAY ROAD, BRAY, CO. WICKLOW.

For Sale by Public Auction on Thursday 30th May at 3.00 p.m.
(Unless Previously Sold)
At Buswell's Hotel, Molesworth Street, Dublin 2.



These extensive premises occupy a prominent and strategic trading position on the southern periphery of Bray, close to the Greystones Roundabout which connects the Dublin-Wexford Motorway with the main road between Bray and Greystones at Bray Head. The immediate neighbourhood has a substantial local resident population, augmented in recent years by the development of a number of new Housing Estates. The property is within easy reach of a substantial number of Office, Commercial and Industrial Concerns, a situation which presents substantial business growth, particularly for food and private functions. There is a spacious overhead Apartment with independent access. Particulars of turnover available on request.



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ACCOMMODATION SCHEDULE:	M2	Sq.Ft.
Licensed Premises; (Ground Floor)		
Split-level Lounge Bar and Snug; Ladies and Gents Toilets.	199.37	2,146

View from front of Lounge Bar.



View from back of Lounge Bar.



Service Lobby off with;

Galley Kitchen;	6.91	74
Office;	4.43	48
Stores;	15.94	172
Coldroom;	16.42	177
Outer Store/delivery bay. Boiler installed;	12.99	140

Ground Floor, Continued:	M2	Sq.Ft.
Public Bar, with separate entrance; Gents toilet off.	65.58	706

View of Public Bar.



First Floor:

Self-contained Functions Lounge, with dispense bar; Ladies and Gents toilets.	115.63	1,245
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Catering Kitchen:	32.53	350
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The Apartment:

Livingroom:	30.65	330
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Kitchen;	14.85	160
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Master, en-suite bedroom;	26.65	287
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Bedroom # 2;	8.85	95
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Bedroom # 3;	14.31	154
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Store;	5.03	54
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Spiral staircase to Sunroom;	16.58	178
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Bathroom with corner bath.

Outside:

Enclosed Yard with double gate;	75.00	807
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