

COMPACT LICENSED PREMISES OF CHARACTER.

'THE DROP INN'

72 UPPER MAIN STREET, RUSH, CO. DUBLIN.

For Sale by Public Auction, on Wednesday, 1st April, at 3.00 p.m.

(Unless previously sold)

At S.C.S.I. Headquarters, 38 Merrion Square, Dublin 2.



JOHN P. YOUNGE AUCTIONEERS LTD

35 Lr Pembroke Street, Dublin 2

Tel: 01-661 8428 Fax: 01-676 5719

Website: www.jpyounge.ie E-mail: jpyoung@eircom.net



'The Drop Inn' is a well-known, popular Licensed Premises located in the heart of the attractive coastal Town of Rush. It is now being offered for sale by the Vendor who has traded here successfully for over 27 years and who is now retiring.



Rush is a busy North County Dublin Town (Pop.9,000+) located approx. 24km from Dublin And c. 15 km from Dublin Airport. There are many Amenities in this much visited district, close to Lusk where there is a Commuter Railway Station.

There is a strictly run business enjoyed. Certified turnover.



ACCOMMODATION:

GROUND FLOOR:-

Entrance Porch, with Ladies Toilet off.

Traditional Style Public Bar;

Solid Fuel Stove installed.

Lounge Bar:

Ladies & Gents Toilets off.

Store; (With Coldroom 2.262m x 2.266m)

Sq.Ft.

M2.

422

39.19

546

50.74

180

16.77

UPPER FLOOR:- (In need of refurbishment)

Kitchen; 4.379m x 4.293m.

Bedroom; 3.233m x 3.748m

Sitting Room; 4.870m x 4.323m.

Front Room; 3.097m x 2.128m.

Front Room; 3.204m x 2.334m.

Room; 1.776m x 3.409m.

Office; 2.119m x 2.267m.

Back Store Room; 2.119m x 2.631m.

Two disused Bathrooms.

Walk-in Closet.



VIEWING: Strictly by prior appointment with the Auctioneers.

INVENTORY: Inventory of furniture & effects included in the sale available on request.

SOLICITORS: GERRARD L. MCGOWAN, (Mr. Conor Sparks),
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