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Compact South City Licensed Premises For Sale by Private Treaty

## THE LAMPLIGHTER, THE COOMBE, D.8.



Situated in a prominent corner trading position, in the heart of The Coombe, directly opposite the intersection with Meath Street. Conservatively run, with certified turnover. The un-utilised upper floors offer excellent potential for refurbishment as a Manager's Flat.

**Price € On application**  
Registered in Ireland No. 125593 VAT No. 4817727P

Directors: John P. Younge. FSCSI. FRICS. MCI Arb. CIPS. Dorothea Younge.

## PROPERTY REPORT

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### 1. ACCOMMODATION:-

#### GROUND FLOOR:

Lounge Bar;

Main section; 36'9" x 29'3", less  
Porch, 7' x 5'6".

Back section; 11'9" x 5'6"

Snug section at rear; 24'3" x 12'3"  
(Photo included in appendix).

Sq.Ft.

M2

1,398

129.88

Passageway leading to:-

Ladies Toilet: 2 w.c's. w.b., 2/3rds tiled walls, ceramic tiled floor.

Gentlemens Toilet; Urinal. w.c. w.b. 2/3rds tiled walls, ceramic tiled floor.

Outer passageway leading to:-

Store; 14'6" x 5'9"

83

7.74

Outside void at rear, giving access to  
Boilerhouse and Oil tank.

#### BASEMENT:

Cellar; c. 29'3" x 18', with coldroom.

526

48.91

Delivery grate at street level to front of building.

Entrance to the upper floors is via a narrow passageway through part of  
No. 1 Brabazon Street., an adjoining dwellinghouse.

**FIRST FLOOR:**

**Manager's office; 12'6" x 10'**  
Small brick fireplace.

**Front Room; 16' x 13'**  
Fireplace installed.

**Corridor; 4'6" x 16'**

**Corner Room; 17'9" x 15'3"**  
Fireplace installed, door to:-

**Kitchen; 14' x 6'6"**

<b>Total area of First Floor:-</b>	<b>767</b>	<b>71.26</b>
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Door to flat roofs over rear of Public Bar and Toilets.

**TOP (SECOND) FLOOR:**

**Corridor/Passageway, with separate w.c. and separate shower room.**

**Front Room; 15'9" x 12'6"**  
Fireplace installed.

**Corner Room; 17'9" x 15'**  
Fireplace.

**Room; 13' x 6'9"**  
Water storage tanks installed.

**Rear Room; 9'9" x 12'6"**  
Fireplace.

<b>Total area of top Floor:-</b>	<b>673</b>	<b>62.52</b>
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