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**Long established Licensed Premises & Mini-Market, for Sale by Private Treaty.**

**'SMYTH'S of the Bridge',  
Academy Street, Navan, Co. Meath.**



'Smyth's of the Bridge' has extensive frontage to Academy Street, the old Main Dublin-Navan Road, on the eastern approach to the town. There is a long established, family-run business enjoyed, made up of a well operated Lounge Bar trade and augmented by a thriving general provisions, delicatessen trade. Excellent certified turnover, extensive business accommodation, with valuable potential. The spacious upper floor, presently un-used, offers scope for modernisation, with independent access from the main street. BER status: D2.

<u>ACCOMMODATION:</u>	Sq. Ft.	M2.
Split-level Lounge Bar;		
Total:	1,500	140.00
Ladies, Gents & Disabled Toilets off.		
Shop Unit:	934	86.77
Service Lobby behind bar to:		
Store;	265	24.62
Store;	200	18.53
Strongroom;	85	7.92
Coldroom & Office;	250	23.29
Galley Kitchen & Coffee Dock;	121	11.24
Refridgerated Store;	135	12.55
Store;	99	9.17

Upper Floor:

Front room; 14'6" x 9'6", Lobby leading to inner room; 13'6" x 9'3", Back room; 12'9" x 8'9", back room; 14'3" x 8'6" w.b., front room; 11'3" x 16', inner room; 11' x 6'6", Room ; 24'x 14'6".

Outside;

Beergarden/smoking patio.

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

Title: Freehold.

Viewing: Strictly by appointment with the selling Agents.

Price: On application.