

EXCEPTIONAL LICENSED PREMISES WITH CONSIDERABLE DEVELOPMENT POTENTIAL,  
c. 1,397m<sup>2</sup> (15,000 sq.ft.) on a SITE AREA of c. 0.122 ha. FREEHOLD.

## **Raff's on the Corner (Formerly 'The Coast Inn')**

CHURCH STREET/NEW STREET, SKERRIES, CO. DUBLIN.

(Incorporating: The Amber Door Steakhouse, The Parlour, Centre Stage  
Entertainment Lounge/Music Venue & Raff's' Back Bar).

**For Sale by Public Auction on Wednesday 22<sup>nd</sup> November,**

**(Unless Previously Sold)**

**At the Maldron Hotel, Newlands Cross, Naas Rd., Dublin 22.**



## **JOHN P. YOUNGE. FSCSI. FRICS.**

**35 LOWER PEMBROKE STREET, DUBLIN 2.**

**TEL. 01-6618428. 0872-775771. E. JPYOUNGE@EIRCOM.NET**

**BER. E2.**



**PSRA Licence No. 003582**





These superbly appointed Premises, remodeled and extended in recent years to the highest standards, occupy a prominent trading position in the heart of the popular satellite town of Skerries, 30 km north of Dublin City and 10 km from Dublin Airport.

Standing on the corner of Church Street and new Street, the premises enjoy a thriving food and beverage trade, within a property which has state-of-the-art facilities and a pleasing and welcoming atmosphere. There is independent access to the upper floor which extends to c. 315.62m<sup>2</sup> (3,400 sq.ft) and lends itself to significant re-development. There is a well conducted, family run bar and restaurant trade enjoyed all year round in a variety of attractive areas within the building and in a pleasant rustic Beergarden.

ACCOMMODATION SCHEDULE:	m2	sq.ft.
<b>GROUND FLOOR;</b>		
<b>'THE PARLOUR'/CENTRE STAGE LOUNGE</b>		
Front Section;	35.43	381
Main Section;	134.93	1,452
Back Section;	84.42	909
Total area;	254.74	2,742
<b>THE AMBER DOOR STEAKHOUSE RESTAURANT</b>		
Main Section; (20 Coverts)	73.69	793
Front Section #1; (38 Coverts)	62.44	672
Private Section ; (14 Coverts)	35.08	378
Total area;	171.21	1,843







#### ACCOMMODATION SCHEDULE:

##### 'RAFF'S' BACK BAR (L-shaped).

Service Passage at rear with delivery bay. Lobby with fitted ledges.

KITCHEN: Main Kitchen;

Prep area;

Coldroom;

Freezer room;

Office;

Service Corridor with Ladies and Gentlemens Toilets.

Small sluice room.

##### UPPER FLOOR:

General Office;

Private Office;

Open Plan area;

Kitchen, Staffhall, Ladies & Gents Toilet Suites.

Back Store;

Staff Cloakrooms

One-bed private Apartment.

With independent access from the front,

this floor has considerable redevelopment potential

##### OUTSIDE:

Paved & Cobble-locked Beergarden/Smoking Patio;

Beer Stores;

Beer Coldroom;

Plant Room;

Enclosed service compound. Air-Conditioning plant compound, small yard 83 sq.ft.

m2

sq.ft

110.65

1,191

51.16

551

12.68

136

3.91

42

3.74

40

10.11

109

315.62

3,397

41.52

447

8.95

96

183.6

1,976

11.96

129

87.00

936

45.50

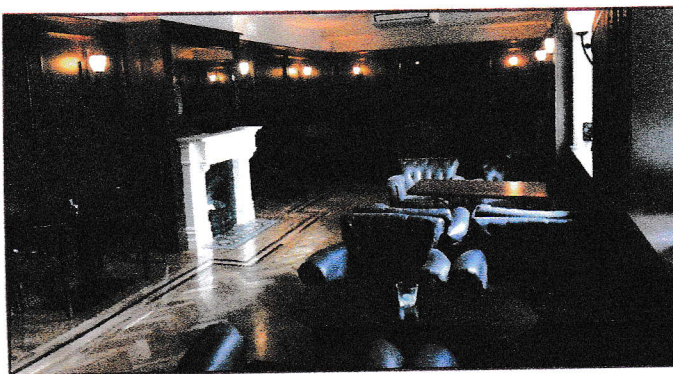
490

25.11

270

6.09

65





**VIEWING:** Strictly by appointment with the Auctioneer.

**INVENTORY:** Inventory of furniture and effects included in the sale, available on request from the selling Agent.

**SOLICITORS WITH CARRIAGE OF SALE:**

DANIEL O'CONNELL & SON, (Mr. James Murphy), Francis Street, Dundalk, Co. Louth. Tel: 042-9334065.  
E. [info@danieloconnell.ie](mailto:info@danieloconnell.ie)



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