## 'THE PHOENIX BAR', 15 PARK STREET, DUNDALK, CO. LOUTH

For sale by Public Auction, on Wednesday the 10th of October, at 3.00 p.m. (Unless Previously Sold)

At Buswells Hotel, Molesworth Street, Dublin 2.

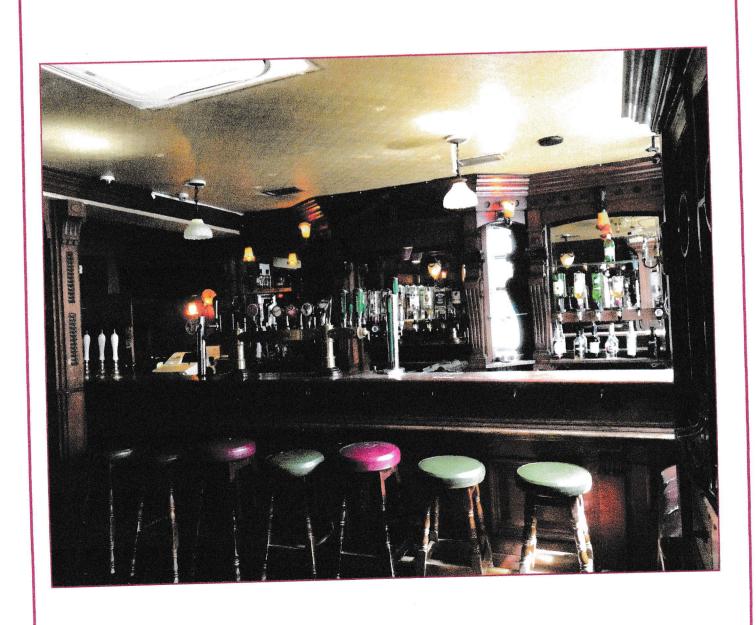








'The Phoenix' is a charming Licensed Premises of character, located on the west side of Park Street, a main thoroughfare through Dundalk and a vibrant part of the Town, close to Earls Street and within easy walking distance of Market Square, all of which have a variety of popular Bars and Cafes, providing a busy social and night-life area within this busy Town. A former tenancy has now expired and the property is now being offered for sale with vacant possession, presenting a valuable business opportunity. The building is an end of terrace, 2-storey over basement building, with converted roof-space. These upper floors, which are not utilised, are in need of refurbishment. The property is freehold and is being sold with a valid 7-day Licence. This is the only remaining authentic, traditional style pub remaining on this vibrant stretch and was a much frequented hostelry for the renowned Poet and Writer, the late Patrick Kavanagh.



Accommodation:	Sq.Ft.	M2.
Ground Floor: Traditional style Lounge Bar;		
Main Front Section; Mid-Section; Lobby; Back Library Snug; Galley Kitchen;	421 109 29 198 83	39.12 10.08 2.69 18.43 7.74
First Floor: Ladies and Gents Toilets, Separate w.c. Front Room; Front Room; Attic Floor: Divided into three storage areas.	. w.b. 194 125	18.07 11.58
Basement: Cellar, with delivery drop at street lev	vel; 145	13.48



TITLE:

Freehold.

INVENTORY:

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

**BER RATING:** 

BER exempt.

**VIEWING:** 

By appointment with the Auctioneers.

SOLICITORS WITH CARRIAGE OF SALE:-

Mr. Paul Smyth, Smyth & Son, Rope Walk, Drogheda, Co. Louth. Tel. 041-9838616. E. securemail@smythandson.ie





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. Younge.