

COMPACT LICENSED PREMISES OF CHARACTER, IN PRIME TRADING POSITION

'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.



JOHN P. YOUNGE
AUCTIONEER AND VALUATION SURVEYOR

jpyoung@eircom.net / 01 661 8428 **FRICS. FSCSI.**



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'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;	421	39.12
Mid-Section;	109	10.08
Lobby;	29	2.69
Back Library Snug;	198	18.43
Galley Kitchen;	83	7.74
First Floor:		
Ladies and Gents Toilets, Separate w.c. w.b.		
Front Room;	194	18.07
Front Room;	125	11.58
Attic Floor:		
Divided into three storage areas.		
Basement:		
Cellar, with delivery drop at street level;	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

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35 LOWER PEMBROKE STREET, DUBLIN 2.
PSRA Licence No. 003582



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