

Substantial North Suburban Licensed Premises, enjoying a long established, Family run business, with excellent Retail and Off-sales Turnover. For sale by private treaty.

'THE CONCORDE'

EDENMORE AVENUE, EDENMORE, DUBLIN 5.



These well- presented, and purpose built Premises, extending to just over c. 6,600 sq.ft. (613 m2) comprise an extensive split-level Lounge Bar, attractive Public Bar, independently operated Off-Licence, Smoking Patio and spacious Cellar & Coldroom, they enjoy a long established, mainly local trade in the heart of a densely populated and established Residential District, just off Tonlegee Road, which links the Coast Road at Kilbarrack with Coolock and its environs. BER C1.

Substantial certified turnover figures available to principals, on request.



JOHN P. YOUNGE
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The Walsh Family, T/A Grand Liqueur Ltd., have for many years carried on a strictly run, mainly local business in these expansive premises which have been extremely well maintained and recently refurbished. The Property is being offered for sale by private treaty, to include an extensive inventory of furniture and effects.

View of Public Bar # 1.



View of Public Bar # 2.



ACCOMMODATION	Sq.Ft.	M ²
Public Bar;	1,169	108.62
Off-Licence Unit, with separate entrance;	382	35.51
Main 'L' shaped entrance Lobby	178	16.50
Split-level Lounge Bar;	1,926	118.92



View of Lounge Bar #1.

Ladies, Gents and Disabled Toilets.



View of Lounge Bar # 2.

BASEMENT:

	Sq.ft.	M2.
Main Cellar; (2.339m headroom)	1,217	113.06
Delivery bay;	168	15.58
Coldroom;	520	48.36
Store;	98	9.12
Inner Store;	161	14.96
Smoking Patio:	463	42.98



Viewing: Strictly by prior appointment with the sales Agent.

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

Title: Long leasehold subject to a nominal annual rent.



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35 LOWER PEMBROKE STREET, DUBLIN 2.

PSRA Licence No. 003582

