

Superior Licensed Premises and Restaurant, of c. 9,000 sq.ft. Neo-Georgian Residence with 5 bedrooms & 3 reception rooms. For Sale by Private Treaty.

YOUNGE'S, THE RAGG,

Bouladuff, Thurles, Co. Tipperary. On c. 3 Acres.



'YOUNGE'S' is an extremely popular and widely known Food and Beverage Establishment, located in a strategic trading position on the busy Thurles - Nenagh Road, in close proximity to Thurles Racecourse, in the heart of a prosperous farming community and a convenient destination for the many commuters using this busy route. The premises are renowned for Functions, Family Occasions, Weddings and the like, as well as being a popular venue for casual lunches and a passing Lounge and Bar Trade. The property is but a short driving distance from Thurles Town and the famous Semple Stadium. It is adjacent to Mid-Tipperary GAA Grounds and in the catchment area of Borrisoleigh and Templemore and a variety of Villages in the surrounding hinterland.

The property, which includes a magnificent Georgian style Residence, has a substantial private car park and a large rear paddock providing excellent scope for the development of full hotel facilities with the provision of a bedroom scheme. The property is freehold & is being sold as a Going Concern with certified turnover figures and an extensive inventory of furniture, fittings and effects.

BER Rating: D2



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Accommodation: The Licensed Premises;

M2.

Sq.ft.



Lounge Bar;
Ladies & Gents Toilets off.

60.12

647



Public Bar;
Gents Toilet.

54.19

583

- Private Meeting Room/Annexe; 36.30
- Bar Prep area, access to rear yard; 9.52
- Main Kitchen; 32.31
- Back Kitchen & Prep area; 40.94
- Wash-Up 19.00
- Store; 9.90
- Staff Hall with male and female cloakrooms. 10.57
- Freezer Store; 9.70
- Sun Room; 16.71

36.30

390

9.52

102

32.31

348

40.94

441

19.00

204

9.90

106

10.57

114

9.70

104

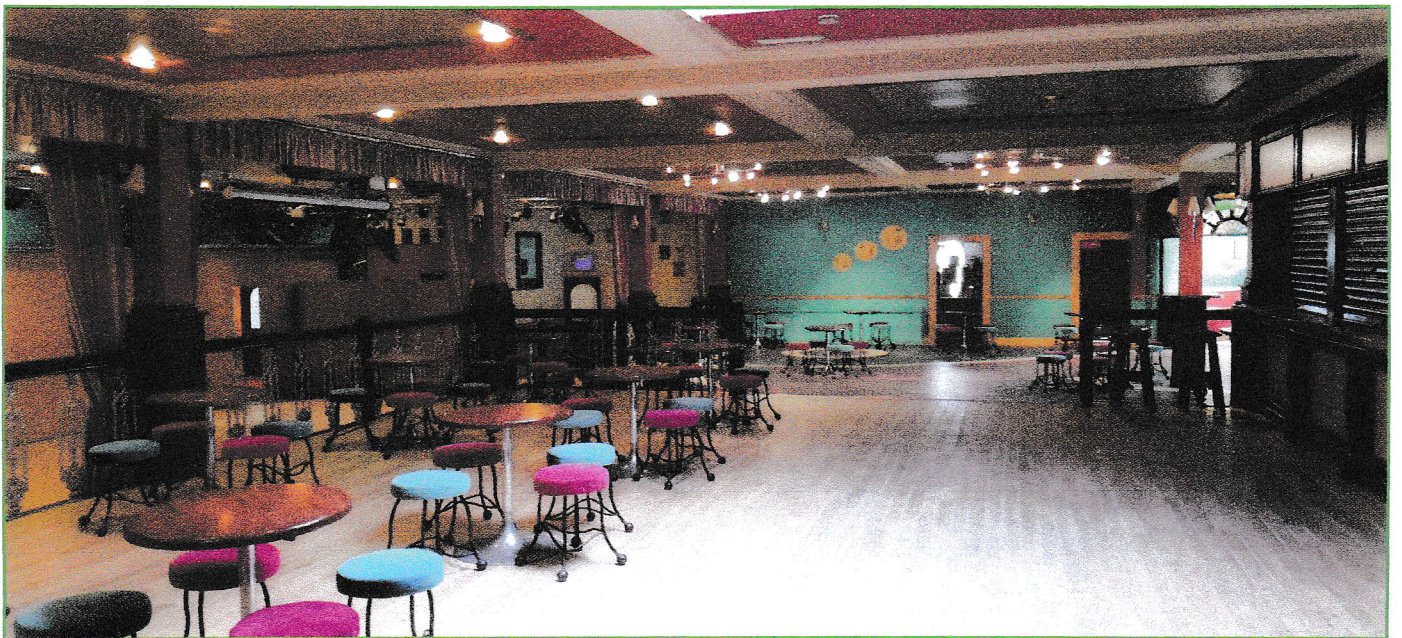
16.71

180

Function Room & Ballroom areas;	209.04	2,250
Ballroom;	445.41	4,794



View of part of Function Room



View of part of the Ballroom

Conservatory;	34.40	369
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OUTSIDE:

Landscaped Garden with Patio.

Bottle Store with Cold Room;	13.86	149
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Store/Workshop/ Plant Room;	20.64	222
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Double gate from enclosed yard to side Road.

Spacious private car park to front and side.

Extensive Paddock at rear in which there is a private sewage treatment plant installed.

THE RESIDENCE:



Located alongside the Licensed Premises, with independent access from front the main road & from a side passage.





ACCOMMODATION:	M2.	Sq. Ft.
Ground Floor:- Entrance Hall;	14.33	154
Living Room;	24.27	261
Drawing Room;	21.59	232
Dining Room;	14.57	157
Kitchen/Breakfast Room;	29.12	313
Office;	5.94	64
Utility Room, with s.s. sink unit;	6.11	66
Cloakroom with w.c. w.b.		

UPPER FLOOR:

Master Bedroom, en-suite;	15.84	170
Front Box/Dressing Room;	5.76	62
Back Bedroom;	10.03	108
Back Bedroom;	14.52	156
Front Bedroom;	17.85	192

Bathroom and separate w.c. Built-in Storage Closets on the landing and built-in wardrobes in the bedrooms, all of which have tongued and grooved timber flooring.



Services/Licence Status:

3-phase electrical power.

7-Day Licence, Restaurant & Dance Licence attached.

Function Rooms approved for 750 patrons.

Inventory:

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

Viewing:

Strictly by prior appointment with the selling Agent.

Price:

On application.



35 LOWER PEMBROKE STREET, DUBLIN 2.

PSRA Licence No. 003582

