



JOHN P. YOUNGE

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HIGH QUALITY, WELL ESTABLISHED OFF-LICENCE PREMISES, IN PRIME PIVOTAL TRADING POSITION, IN SOUTH DUBLIN SUBURB

HIGGINS OFF LICENCE,

34 Gledswood Drive, Clonskeagh, Dublin 14, D14 NH72.

**For sale by Public Auction, on Thursday 19th October at 3.00 p.m.
At Buswells Hotel, Kildare Street/Molesworth Street, Dublin 2. D02 CT80**



On the Instructions of Higgins Off-Licence (Clonskeagh) Ltd. Freehold.

This thriving Off-Licence, all at ground floor level, occupies a high profile trading position at the intersection of Roebuck Road and Bird Avenue in the heart of this well populated and prosperous South Dublin suburb. There is an excellent, profitable and independent, quality trade enjoyed with substantial certified turnover. Accom: Off-Licence Unit; 39.36 m² (424 sq.ft.) Store 1; 10.54 m² (113 sq.ft.) Store 2; 16.50 m² 178 sq.ft.) Coldroom, Staff w.c. w.b. Outside Store. Certified turnover available to Principals only. Viewing: By prior appointment only. BER: applied for.

**Solicitors: Martin Moran & CO. 10 Herbert Street, Dublin 2. D02 EF99.
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