



JOHN P. YOUNGE

AUCTIONEER AND VALUATION SURVEYOR

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Long Established Fast-Food Unit, together with superior Residence attached.

25 ASHTOWN GROVE, (MACARI'S).

Navan Road, Dublin 7.

For Sale by Public Auction, on Tuesday 28th April, at 3.00 p.m.
(Unless Previously Sold), At Buswell's Hotel, Molesworth Street, Dub., 2,



Now in its second Generation, Macari's is a very well- known and highly respected Fast-Food Unit which forms part of a modern Shopping Parade, just off the Navan Road, in the heart of an established, prosperous and densely populated north Dublin suburb. The Unit itself extends to 378 sq. ft. (35.15m²) with first-class prep areas storage facilities and independent delivery access at the rear.

The property also consists of a high-quality five bed-roomed residence, with first-class domestic Kitchen, and adjoining living room, all with separate hall-door entrance. The property has the benefit of an attic floor conversion. There is a compact garden and garage at the rear, off a service lane.

This property is ideal for an owner-occupier who wishes to benefit from the superb living accommodation or for a mixed-use Investment opportunity. While the property is not being sold as a Going Concern, it is being disposed of, with full vacant possession.

Registered in Ireland No. 125593 PSRA Licence No: 003582 VAT No. 4817727P
John P. Young. FSCSI. FRICS. MCI Arb.

<u>Accommodation:</u>	m2	Sq. Ft.
Shop Unit;	35.15	378
Prep Kitchen;	16.85	181
Outer prep area;	28.18	303
Staff changing room/ Cloakroom w.c. w.b.		
<u>Separate Hall Door entrance to Dwellinghouse comprising:</u>		
Livingroom:	21.89	236
Domestic Kitchen	19.90	214
<u>First Floor:</u>		
Front bedroom;	12.40	133
Master bedroom;	19.48	210
Back bedroom;	18.27	197
Back bedroom;	8.92	96
Bathroom;	12.88	139
<u>Attic floor:</u>		
Bedroom;	21.91	236
Shower room; shower, w.c		
<u>Outside:</u>		
Rear yard;	42.63	459
Former Garage, now used for storage;	15.14	163
Small Garden with back entrance.		



View of Shop Unit



View of part of food prep area.



View of Livingroom



View of Domestic Kitchen

Title: Freehold. BER Certification applied for.
Viewing: Strictly by appointment with the Auctioneers.

Solicitors: Lavelle Partners LLP. (Mr. Greg Flanagan).

Bankside, Charlemont Street, St. Kevin's, Dublin 2. DO2 VN88.

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