



JOHN P. YOUNGE

AUCTIONEER AND VALUATION SURVEYOR

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**QUALITY, PURPOSE-BUILT, LOCK UP OFF-LICENCE PREMISES
FOR SALE BY PRIVATE TREATY
'NEXT DOOR'
73 CORK STREET, DUBLIN 8.**



These well-appointed premises, which incorporate a small (former) Pizza Section, occupy a prominent trading position on the west side of Cork Street close to the intersection with The Coombe, a short distance from the S.C.R./Dolphin's Barn intersection in the heart of a long established, well populated south city inner suburb. Trading successfully since November 2005 when the property was known as Gaynor's Off-Licence the property now carries the popular 'Next Door' trading brand. The Unit itself is extremely well fitted-out, it extends to c. 2,033 sq. ft. (188.87 m²) and has prominent double- frontage. It enjoys a thriving business, evidenced by the audited turnover figures and excellent gross margin of c. 22%.

VIEWING: Strictly by appointment with the Auctioneer, jpyoung@eircom.net

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John P. Young. FSCSI. FRICS. MCI Arb.



RICS

the mark of
property
professionalism
worldwide

ACCOMMODATION:	SQ.FT.	M²
Shop Unit (including Pizza Section to front)	1,242	115.39
Chilled Display/Glazed Storage Unit	294	27.31
Store	324	30.13
Canteen, staff w.c. w.b. off	84	7.85
Mezzanine level Office	89	8.24
Delivery access from rear service lane.		

VIEWING: Strictly by appointment with the selling Agent



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