

**Well Established, purpose-built Licensed Premises, c. 3,700 sq.ft., with forecourt car parking and rear service yard, for sale by Private Treaty.**

**NEWTOWN HOUSE,  
MALAHIDE ROAD INDUSTRIAL PARK, BELCAMP, DUB. 5.**



**These modern, purpose-built premises are located on the west side of the Main Malahide Road Dual Carriageway, on a busy slip road adjacent to Lidl, just south of Priorswood Roundabout, a short distance from the major Northern Cross intersection and the Clare Hall Shopping Centre complex.**

**The property enjoys a long established and strictly run business, under the careful management of the Vendor who now wishes to retire, ably assisted by his management team. Certified turnover figures available. Located to the front of Malahide Industrial Park, the property is readily suited for other Industrial or Commercial uses, convenient to some of the north city's principal arterial routes, including the M50 & Dublin International Airport. These lock up premises extend to c. 3,700 sq.ft.**

<b><u>SCHEDULE of Accommodation:</u></b>	<b>m2</b>	<b>sq.ft.</b>
<b>Lounge # 1;</b>	<b>80.44</b>	<b>866</b>
Ladies & Gents Toilets off.		
<b>Front Bar;</b>	<b>59.55</b>	<b>641</b>
<b>Lounge #2, with carvery;</b>	<b>57.12</b>	<b>615</b>
<b>Back Lounge;</b>	<b>37.26</b>	<b>401</b>
<b>'L' shaped Kitchen;</b>	<b>15.02</b>	<b>161</b>
<b>Freezer Store;</b>	<b>5.50</b>	<b>59</b>
<b>Main Cellar;</b>	<b>29.53</b>	<b>318</b>
<b>Outer keg Store;</b>	<b>35.51</b>	<b>382</b>
<b>Beer Coldroom;</b>	<b>11.12</b>	<b>120</b>
<b>Spirit Store;</b>	<b>8.88</b>	<b>96</b>
<b>Staff Toilet</b>		
<b>Enclosed rear service Yard;</b>	<b>40.20</b>	<b>433</b>



View of front Lounge Bar.



View of Side Lounge.



View of back Lounge with Carvery Counter.

Below, view of part of back Lounge.





**Viewing:**

Strictly by appointment with the selling agents.

**Title:**

Freehold.

**Services:**

Mains public services including Gas.

**Turnover:**

Certified turnover figures available on request.

**Inventory:**

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

**Selling Price:**

Available on application to the selling agent:

JOHN P. YOUNGE: 0872-775771. E: [jpyoungefrics@gmail.com](mailto:jpyoungefrics@gmail.com)

**BER Status : C. BER No. 8008808809.**