

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

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.