

35, Lower Pembroke Street, Dublin 2, Ireland
Web: www.jpyoung.ie **Email:** jpyoung@eircom.net

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

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