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Superbly appointed Gastro Pub, in prime trading position, with full Planning Permission for extensive front Beer Garden. For sale by Private Treaty.

O'GORMAN'S 'THE BOG ROAD' GASTRO PUB, De VESCI COURT, TULLAMORE ROAD, PORTLAOISE, CO. LAOIS.



'The Bog Road' Gastro Pub & Restaurant is set out at ground floor level at De Vesci Court, a large neighbourhood Shopping Centre, where 'Iceland' are the anchor occupants, alongside an extensive free car park with c 200 spaces. The property is situated on the outer ring road and bypass of Portlaoise, a convenient destination for passing traffic en route to the west of Ireland. It is also within walking distance of Portlaoise town centre, on the Tullamore Road, in a fast growing suburb of the Town and in close proximity to the town's industrial area.

The property is furnished, fitted and equipped to the highest standards which includes a state-of-the art catering kitchen, together with excellent ancillary accommodation. There is a highly successful local and passing food and beverage trade enjoyed, with guaranteed growth potential due to the fact that the property now has the benefit of planning permission for a large beer garden to the front of the building and is located in an area designated for further residential expansion and the provision for a new circular roadway scheme directly opposite. There is a thriving business enjoyed. Substantial certified turnover.





Accommodation:

M2

Sq.Ft.

Public Bar;

52.94

570



Ladies, Gents and Disabled Toilets off.

Lounge Bar (main section)

129.84

1,391



Lounge Bar (raised section)

26.30

283



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35 LR. PEMBROKE STREET, DUBLIN 2

Accommodation, Continued;

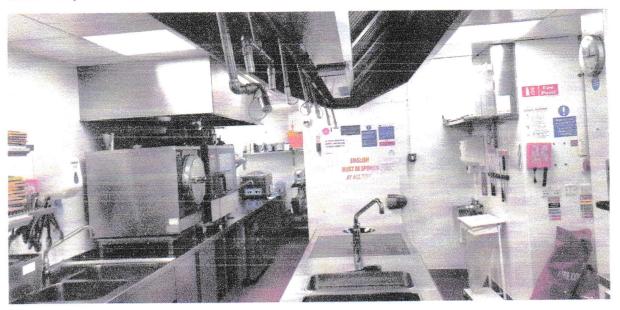
M2

Sq.Ft.

Kitchen;

37.64

405



Views of catering kitchen



Food cold room;	12.44	134
Wash-Up;	26.94	290
Staff Cloakroom, w.c. w.b. Dry Goods store		
Chemical store;	1.39	150
Beer cold room;	10.00	108
Delivery bay;	12.54	135
Cold room;	6.94	75

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