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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.

<u>Accommodation:</u>	M2	Sq.Ft.
Public Bar;	52.94	570



Ladies, Gents and Disabled Toilets off.

Lounge Bar (main section)	129.84	1,391
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Lounge Bar (raised section)	26.30	283
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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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35 LR. PEMBROKE STREET, DUBLIN 2