

Iconic, traditional style Residential Licensed Premises of Character

O'ROURKE'S
MAIN STREET, NEWBRIDGE, CO. KILDARE.



FOR SALE BY PRIVATE TREATY

At Buswell's Hotel, Molesworth Street/Kildare Street, Dublin 2.

On the instructions of the O'Rourke Family who have traded here since 1897, and are now in their third Generation.

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

O' Rourke's comprises an extremely attractive traditional style Licensed Premises, and has been recently remodelled to a very high standard while retaining its 'Old - World' charm and character. The property provides an inviting ambiance within the Snug Bar and in the split-level Lounge Bar, both of which extend to 1,280 sq. ft. (119 m2), and display a variety of attractive features. The property is fitted and equipped to a very high standard.

The Premises occupy a valuable and strategic trading position on the Main Street, in the principal business area of this bustling town, diagonally opposite Cedral St. Conleth's GAA Park, a recently up-graded Stadium and an important sporting destination in Newbridge.

O' Rourke's has extensive and comfortable living accommodation attached, comprising two reception rooms, large kitchen cum dining room and five bedrooms, and office. Spacious storage areas, at ground floor level. The property also has a decked area at 1st floor level, together with a compact roof garden and outside store at a higher level.

Now trading in its third generation of ownership, there is a long established, well managed business conducted by the vendors now retiring from business. Certified turnover figures available.

Accommodation:

Sq. Ft. m2



Snug Bar;

354

32.88

	Sq.Ft.	m2
<u>Lounge Bar:</u> (Main section);	483	44.85
(Back section);	443	41.18



Views of Lounge retail areas.



Ladies & Gents Toilets

	Sq.ft.	M2
Ground Floor, continued:		
Store;	148	13.72
Store with Coldroom;	236	21.91
Inner Store;	81	7.50
Bottle Store;	59	5.51
Back Store;	192	17.85
Store;	114	10.57
Lobby/storage area at rear, with exit door & back stairs to upper floor.		
Room with fireplace;	115	10.64
Former kitchen;	158	14.71
<u>Separate (front) hall door to residence comprising:</u>		
<u>Upper Floor:</u>		
Drawingroom, with bay window;	204	18.91
Front bedroom;	132	12.29
Front bedroom; fireplace;	202	18.80
Comms room/ study;	57	5.27
Room (used as office);	122	11.33
Bathroom, with shower, bath & pedestal w.b.		
Livingroom/diningroom;	226	21.00
Kitchen/breakfastroom;	232	21.53
Comms Room/Study;	57	5.27
Passageway with hotpress Bathroom with shower, bath & w,c,		
Bedroom;	99	9.19
Bedroom;	94	8.72
En-suite Master Bedroom;	160	14.86
Walk-in Storage area. Downstairs storage area, Lobby, 3.3m x 2.3m with exit to back garden area.		
<u>Outside:</u>		
Enclosed service yard at rear with gate entrance from Robert Street.		
Small garden. Roof garden and decked areas.		



View of Drawingroom



View of Kitchen/Breakfast room

Outside:

Small rear garden.

Store on rear extension roof space: 296 sq. ft. (29.53 m2.).

Decked area at 1st floor level. Compact Roof Garden.

Title:

Freehold.

Services:

Mains public services including 3-phase electric power.

Viewing:

Strictly by prior appointment with the auctioneer.

Solicitors with Carriage of Sale:

Messrs. Patrick J. Farrell & Co, LLP.
(Mr. Niall Farrell),

Charlotte Street,

Newbridge, Co. Kildare. W12 C663.

Tel. 045-489000. E. postroom@pjf.ie

JOHN P. YOUNGE, PSRA Licence No. 003582.

27 Baggot Street, Lower, Dublin 2.

Tel. 01-6618428. M. 0872-775771.

E. jpyoungefrics@gmail.com

www.jpyoungie.ie