



JOHN P. YOUNGE

AUCTIONEER AND VALUATION SURVEYOR

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'THE BEACH TAVERN',

7-8 Bath Street/ Barrack Lane, Irishtown, Dublin 4.



FOR SALE BY PRIVATE TREATY.

'The Beach Tavern' is situated on the south side of Bath Street, on the corner with Barrack Lane, Irishtown, Dublin 4. Bath Street is a continuation of Strand Road, Sandymount, close to Sean Moore Road intersection and leads into the village of Ringsend.

The property enjoys a strategic trading position is within walking distance of the major Residential |Development nearing completion at the former Glass Bottle site near the East Link Toll Bridge and additional new Apartments at Strand Road. 'The Beach Tavern is in close proximity to the Aviva Stadium as well as numerous International I.T. Concerns at Barrack Street. The property is close to the Village of Ringsend and Shelbourne Park Greyhound Stadium at South Lotts Road, Dublin 4.

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

(2)

This is an imposing 3-storey end of terrace, 7-Day Licensed Premises, with part 2-storey and part single-storey rear extensions, with extensive return frontage to Barrack Lane, with double gate entrance to a back yard/smoking patio with access/egress on to this side lane. The frontage is c. 12m.

Accommodation Schedule:	M2	Sq.Ft.
Lounge Bar:	40.45	435
Back Snug/Annexe;	14.66	15
Public Bar:	63.25	681
Ladies Toilet; 2 w.c's. w.b. ½ tiled walls.		
Gents Toilet; 'L' shaped urinal, w.b. w.c. Fully tiled.		
Store;	11.28	121
Coldroom;	11.70	126
Outer delivery bay;	4.25	46
Spirit Store;	3.49	38
FIRST FLOOR Accommodation;		
Front Bedroom;	17.50	193
Inner Room;	13.87	149
Front Bedroom;	5.61	60
Back Bedroom;	7.84	84
Back Bedroom;	13.29	143
Old shower room on return. w.c. w.b. shower.		
SECOND FLOOR:		
Front Bedroom;	18.39	198
Front Bedroom;	6.34	68
Back Bedroom;	10.25	110
OUTSIDE:		
Enclosed Yard/Smoking Patio:	20.00	215

Mains public services are laid on to the building.

Viewing: By appointment with the selling agent;

JOHN P. YOUNGE. FRICS. FSCSI. 27 Lower baggot Street, Dublin 2.

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Price: €1,500,000.