

35, Lower Pembroke Street, Dublin 2, Ireland
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Opportunity to acquire a highly respected, family run Licensed Premises, offering a superb opportunity for town centre redevelopment

'THE HAWTHORN' LICENSED PREMISES

PATRICK STREET, PORTARLINGTON, CO. OFFALY



The Hawthorn is an extremely attractive Licensed Premises with Beer Garden, overhead private 2-bed, 950 sq.ft. Apartment and large service yard, with double-gate entrance, and which has excellent vehicular access/egress off Patrick Street (Tullamore Road), one of the main thoroughfares of the Town.

The property is close to all amenities and within easy reach of a mainline train service to and from Portllington, which in recent years has become a popular and expanding commuter town. The property fronts on to an extremely busy Street which forms part on an important arterial route through the midlands.

There is a long established, family operated business conducted by the Vendors who now wish to retire after many years of successful trading within these well-presented premises where there is excellent potential for the development of a quality food trade.

Turnover figures available on request.

Viewing by appointment only.

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

ACCOMMODATION:

m2

sq.ft.

**Part of Public Bar.****49.96****538****Lounge Bar.****47.00****506****Recess # 1;****11.28****121****Recess # 2;****3.83****41****Back Section;****13.73****148****Lobby at rear: Ladies, Gents and Disabled Toilets.****Private meeting Room;****17.95****193****Kitchen;****10.04****108**

Accommodation , Continued.

m2

sq.ft.



View of Lounge Return and exit to Beer Garden/Smoking Patio.



View of Beer Garden, (part covered) and Smoking Patio.

Upper Floor Apartment:	m2	sq.ft.
Kitchen;	9.25	100
Diningroom;	18.47	199
Sittingroom;	10.32	111
Landing area;	13.74	148
Front bedroom;	15.91	171
Front bedroom;	19.96	215
Bathroom, fully tiled with, pedestal w.b. shower & w.c.		