

Renowned South Dublin Licensed Landmark of Character, with redevelopment potential.

# 'THE OLD PUNCH BOWL', 116 ROCK ROAD/ 1 BOOTERSTOWN AVENUE, Co. DUBLIN.

For Sale by Private Treaty.



'The Old Punch Bowl' is a Distinctive Licensed Landmark occupying a prominent trading position, looking out on to Dublin Bay at the important intersection of Rock Road and Booterstown Avenue and directly opposite the Booterstown DART Station carpark. It is on one of the principal arterial routes to and from the south city.

On the ground floor, which has 3,372 sq.ft retail space, the property is laid out in a number of attractive rustic settings, with a 40 cover private, fully self-contained function/entertainment Lounge on the upper floor. The property has the benefit of an attractive Beer Garden/smoking area, extending to almost 1,000 sq.ft.

The property is adjacent to a number of substantial and established Office and Business Concerns and within walking distance of the Tara Hotel presently nearing completion of its reconstruction and expansion. Enjoying an established Family run business, the property offers excellent redevelopment potential due to its unique location with expansive coastal views. Certified turnover figures. The property is being offered for sale to include an extensive inventory of furniture, fittings and effects. The property is close to all amenities and within easy driving distance of The Aviva Stadium, and the RDS Complex at Ballsbridge, Dublin 4.





## Accommodation:

### Ground Floor

Sq.Ft.

M2

Main Lounge Bar

c.1,613

148.87



Views of Main Lounge Bar.

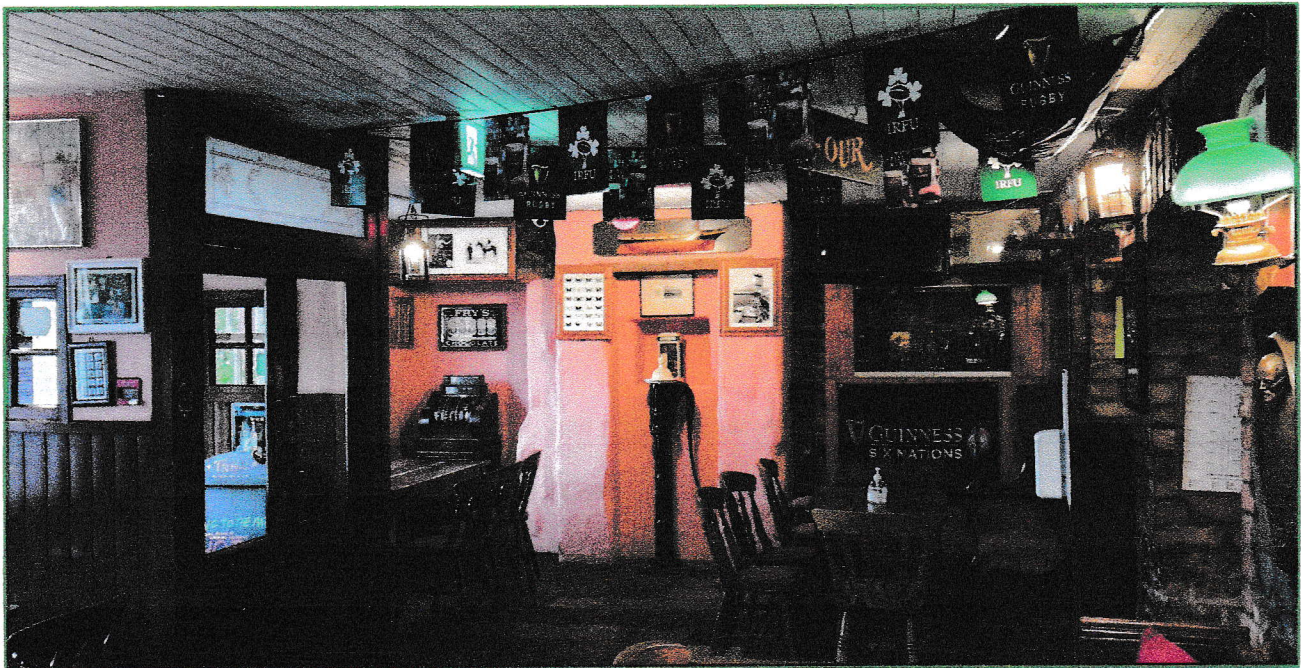
Ladies, Gents and Disabled Toilets off.



**Ground Floor (continued)****Sq.Ft.****M2****Front Snug /Dining area # 1**

439

40.76

**Front Snug/Dining area # 2**

458

42.52

Store;

244

22.66

Walk-in Storage area

Cold Room;

154

14.34

Access to Beer Garden/ Smoking Patio



**Upper Floor:****Sq.Ft.****M2****Fully self-contained Restaurant;**

862

80.00

Ladies, Gents and Staff Toilets off.

**Catering Kitchen;**

355

32.98

**Outside:**

Beer Garden/Smoking Patio; Front Section;

585

54.39

Back Section;

321

29.83



# Land Registry Compliant Map

**CENTRE  
COORDINATES:**  
ITM 720175,730229

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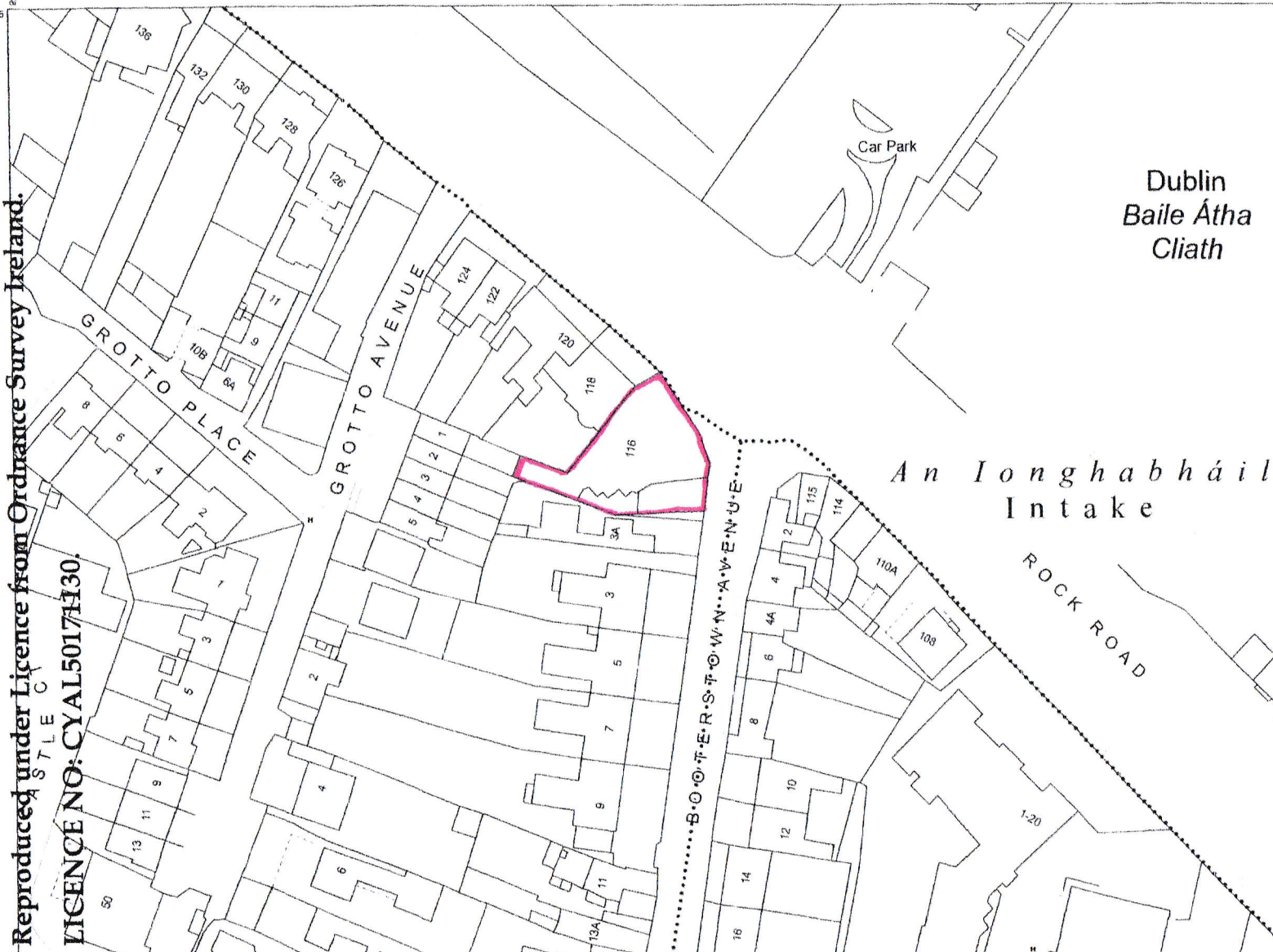
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