

**Superbly Appointed Licensed Premises, with adjoining Duplex 2-Bed Apartment & Planning Permission for two x 1-Bed Apartments on the upper floor, which extends to c. 1,150 sq. ft. (106.84 m<sup>2</sup>). Freehold Title.**

**BIRCHALL'S,  
BANGOR DRIVE, CRUMLIN, DUBLIN 12.  
FOR SALE BY PRIVATE TREATY.**



**These highly regarded and exceptionally well furnished and equipped Licensed Premises occupy a prominent trading position on the west side of Bangor Drive, just off the main Crumlin Road, in the heart of an established and densely populated residential and Business District.**

**The Premises, extending to c. 3,237 sq. ft. retail space, are run to the highest professional standards and benefit from first-class ancillary accommodation, including a Smoking Patio/Beergarden, to the rear. Certified turnover figures (all of which derive from liquor sales) available. Viewing is strictly by prior appointment with selling agent.**

<u>Accommodation, Ground Floor:</u>	<b>Sq.Ft.</b>	<b>M2.</b>
<b>Lounge Bar;</b>	<b>2,550</b>	<b>236.81</b>



Views of Lounge Bar



<b>Public Bar:</b>	<b>687</b>	<b>63.82</b>
Gents Toilet off.		
<b><u>Back Lobby:</u></b>		
<b>Ladies and Gents Toilets,</b>		
<b>Staff Toilet,</b>		
<b>Kitchen;</b>	<b>129</b>	<b>11.99</b>
<b>Cellar;</b>	<b>84</b>	<b>7.80</b>

<b>Coldroom;</b>	<b>213</b>	<b>19.78</b>
<b>Store;</b>	<b>221</b>	<b>20.56</b>



View of Public Bar

<b><u>Upper Floor:</u></b>	<b>Sq.Ft.</b>	<b>M2.</b>
<b>Open-plan storage area;</b> <b>(With Planning for 2 x 1-Bed Apartments).</b>	<b>1,150</b>	<b>106.70</b>
<b><u>Outside:</u></b>		
<b>Beer Garden;</b>	<b>339</b>	<b>31.52</b>
<b>Enclosed Yard;</b>	<b>482</b>	<b>44.75</b>
<b>Boilerhouse;</b>	<b>59</b>	<b>5.50</b>

**Duplex, No. 5 Bangor Drive:**

<b>Ground Floor: Kitchen;</b>	<b>90</b>	<b>8.40</b>
<b>Upper floor: Two Bedrooms;</b>	<b>378</b>	<b>35.11</b>

**Viewing: Strictly by appointment with the selling agent:-**

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

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