

35, Lower Pembroke Street, Dublin 2, Ireland  
Web: [www.jpyoung.ie](http://www.jpyoung.ie) Email: [jpyoung@eircom.net](mailto:jpyoung@eircom.net)

Superbly appointed Traditional style Licensed Premises & overhead Restaurant

**DONOGHUE'S**  
**MARKET SQUARE, PORTLAOISE, CO. LAOIS.**  
**FOR SALE BY PRIVATE TREATY.**



Donoghue's Licensed Premises occupy a prominent and strategic trading position, overlooking the Market Square, in the heart of Portlaoise, the County Town and one of the most rapidly expanding Towns in the Country, at the northern end of the Main Street, adjacent to the principal shopping, business and trading district and within walking distance of Portlaoise Main Line and Commuter Railway Station.

Portlaoise is a thriving Midlands town, strategically placed to cater for a large volume of private, commercial and tourist traffic using the busy north/south and east/west Motorway networks while facilitating a significant population within the surrounding districts with ample car parking dispersed throughout the town, including those who need to attend the local Courthouse and who wish access Portlaoise Rail Station or those who wish to stop off at the numerous food and beverage outlets.

Donoghues is uniquely fitted out with specially designed teak wall panelling adorned with commissioned pieces of artwork and adorned throughout with electric fittings of a high standard. Overhead is a vacant Restaurant offering additional business potential or the creation of a commercial investment.

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



**Accommodation:**

**m2**

**sq.ft,**

**Lounge Bar, front section with solid fuel stove;**

**45.33**

**488**



**Mid-section of Lounge Bar;**

**31.26**

**336**



**Back snug/ recessed area;**

**12.99**

**140**



**Kitchen;**

**9.21**

**99**

**Ladies & gents toilet block.**



**View from back of Lounge Bar to the front section.**

<b><u>Upper Floor:</u></b>	<b>m2</b>	<b>sq.ft,</b>
<b>Former Restaurant Reception; Lobby; 2.039m x 4.374m</b>		
<b>'L' shaped Restaurant;</b>	<b>45.75</b>	<b>492</b>
<b>Kitchen:</b>	<b>25.84</b>	<b>278</b>
Male & Female staff cloakrooms.		
Lobby to flat roof at rear; 2.176m x 2.793m		
<b><u>Outside Lofted Store:</u></b>		
<b>'L' shaped storage area;</b>	<b>13.11</b>	<b>141</b>
<b>Coldroom;</b>	<b>7.09</b>	<b>76</b>
<b>Inner store;</b>	<b>18.96</b>	<b>204</b>
<b>Loft;</b>	<b>34.79</b>	<b>374</b>

**Title: freehold.**

**Viewing: Strictly by prior appointment with the selling agents.**

**Price: On application.**

**JOHN P. YOUNGE. FSCSI FRICS. Auctioneers & Valuers.**

**35 Lower Pembroke Street, Dublin 2.**

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