

Exceptional entertainment, food & beverage opportunity, in extensive art d'eco, former Distillery building to extending to c. 13,000 sq.ft., (1,185 m2). Freehold.

## **1-3 MERCHANT'S ROAD, GALWAY CITY.**

**For Sale by Private Treaty**



**This former Distillery, extending to c. 13,000 sq.ft., on two levels occupies a strategic trading position beside Galway Docks, with c. 46m frontage to Merchants Road, one of the principal thoroughfares of the City, within walking distance of Eyre Square and directly opposite a number of multi-storey car parks. The property is adjacent to numerous Apartment blocks, office and business concerns and close to Pearse mainline and commuter railway Station and neighbouring Galway Bus terminus, adjacent to Eyre Square.**

**This landmark building offers exceptional potential for use as an Entertainment Venue and a prestigious food and beverage venue in this key, city centre trading location.**



**ACCOMMODATION: (NIA)**

**Front section, ground floor;  
(Separate Entrance from Fonthill Street)  
Storage area off;  
Plant Room with sprinkler system installed.**

m2	sq.ft.
<b>273.00</b>	<b>2,938</b>
<b>65.03</b>	<b>700</b>

**Main section, entrance from Merchants Road; 113.81 1,225**  
**Passenger Lift lobby.**

**Back Store # 1; 35.26 380**  
**Back Store # 2; 15.42 166**  
**Outer lobby area; 35.61 383**

**Staff toilet block: 7.079m x 1,469m. Staff hall. Store Room.**

**Outer Lobby with service stairs. Ice Store.**

**Mezzanine level:**



**Retail Area; 424.00 4,568**

**Ladies, gents and Disabled toilet suites.**

**Sluice room/chemical store; 1.509m x 1.429m**

**Manager's office; 2.484m x 1.829m. Back service stairs # 2.**

**Open-plan catering kitchen; 94.97 1,022**

**Services:**

Mains public services, air-change system installed. High-pressure water sprinkler system installed, 8-person passenger elevator.

**Inventory:**

Inventory of furniture & effects included in the sale available on request.

**Viewing:**

By appointment with the selling agent.

**Solicitors with carriage of sale:**

O'SULLIVAN & ASSOCIATES  
(Mr. Cathal O'Sullivan),

10 Herbert Street, Dublin 2. Tel. 01-6610924

**Auctioneer:**

JOHN P. YOUNGE. FSCSI. FRICS.  
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