

**SUBSTANTIAL NORTH COUNTY DUBLIN LICENSED PREMISES
FOR SALE BY PRIVATE TREATY.
‘THE ESTUARY’,
R836, TOWNPARKS, SWORDS, CO. DUBLIN.**



These substantial premises occupy a prominent trading position on the west side of the old Dublin-Belfast Road, on the northern periphery of this rapidly expanding satellite Town, a short driving distance from Dublin Airport, north of Swords Main Street, within easy reach of numerous Business and Commercial Concerns, including Fingal County Council Offices, in the midst of the northern suburbs of the Town.

Extending to c. 3,630 sq.ft. In retail space, ‘The Estuary’ has not traded since the outbreak of the Covid-19 Pandemic, the property offers valuable potential for a busy food and beverage business or scope for major re-development potential, subject to the necessary planning permission. There is a small car park attaching to this freehold building. The property has a purpose-built cellar, c. 697 sq.ft.

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

ACCOMMODATION:

Ground Floor

m2

sq.ft.



Public Bar;	75.80	816
Snug;	19.93	215
Ladies & Gents Toilets off.		
Kitchen;	16.09	173
Coldroom;	15.76	170



Lounge Bar;	241.40	2,598
Ladies, Gents and Disabled Toilets.		

Accommodation, Contd;

m2

sq.ft.



View of Lounge Bar counter area.

Basement:

Cellar, with delivery drop at rear; 64.80 697

Outside:

Smoking Patio; 17.64 190

Title:

Freehold.

Viewing:

Strictly by prior appointment with the selling agent.

J. P. Younge. FRICS. FSCSI. PSRA Licence No. 003582.

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