

REA

GUNNE PROPERTY



A RARE OPPORTUNITY TO ACQUIRE THIS RECENTLY REFURBISHED AND SUPERBLY LOCATED “TROPHY” LICENCED PREMISES.

FOR SALE BY PRIVATE TREATY

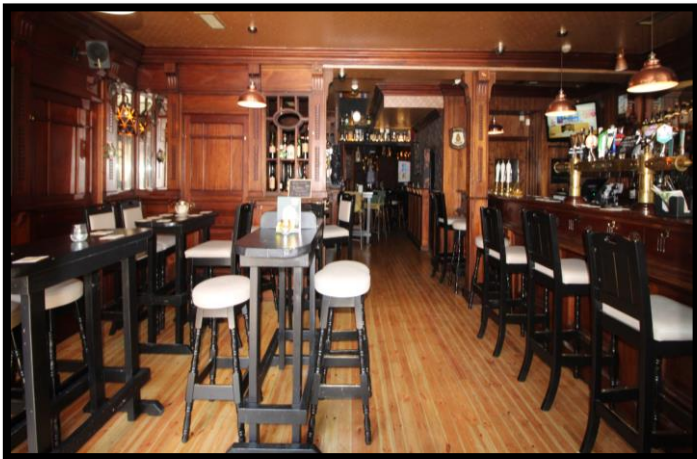
**“THE PHOENIX BAR”,
15 PARK STREET,
DUNDALK,
CO. LOUTH.**

QUOTING PRICE: €375,000

BER Exempt

LOCATION

The Phoenix Bar & Lounge occupies an excellent and prime trading location along Dundalk's "Destination Strip" for the Licensed, Entertainment and food and beverage sectors. Having enjoyed many years of successful trading under the stewardship of the previous occupier, this concentrated area has sustained and enhanced itself over the years as the "go to" destination. Ring-fenced by the existence and continuous redevelopment of various neighbouring and very well established bars, restaurants & takeaways and anchored by landmark venues such as..... "Ridleys Nite Club" and the stunning redevelopment of "The Rum House", the highly successful re-opening of the famous "Vinegar Man", the hugely popular "Bar Tender" and to further enhance the collective allure of "The Strip", is the current comprehensive redevelopment of Dundalk's only town center hotel, formerly known as "Hotel Imperial". The Phoenix Bar's trading pitch is absolutely central to all of the above. Any astute purchaser is not only acquiring one of the town's most famous licensed venues, but is also benefiting and drawing patronage from the aforementioned complimentary businesses in the immediate area which, as previously stated, have been subject to millions of euro in capital expenditure and by very experienced operators. There is now also a very obvious opportunity for a strong day trade with numerous branded bookmakers also in the immediate vicinity.



DESCRIPTION

The Phoenix is arguably Dundalk's most distinct and immediately recognizable commercial building. Steeped in history and oozing with character and charm whilst preserving so many of the building's original features, the property was previously and professionally refurbished both inside and out. The layout generally provides at ground floor level for a beautiful front bar incorporating an ornate snug area, spacious service area with a private kitchen and another 'olde world' Lounge area to the rear which also provides access to the first floor Ladies and Gents WCs and enclosed smoking area. There are numerous unused and well laid out rooms at upper floor levels ideal for conversion to living accommodation for owner occupation.

Conditions to be noted:

Whilst every care has been taken in the preparation and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves as to the correctness of the information given, nor do they constitute any or part thereof and are for information only. REA Gunne Property or their clients do not hold themselves responsible for any inaccuracy in these particulars.

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