



BEALIN'S PUB/ RESTAURANT

Main Street, Blessington, Co. Wicklow



 (01) 490 3201

 www.jpmdoyle.ie

LOCATION

Situated fronting the main street and backing onto the Lake Drive Road, in the centre of this thriving commuter town of Blessington. The town is situated approximately 18 miles to the south of Dublin on the N81. Transport links in the area include the N81 and Dublin Bus commuter route with easy access to the M50, M7 and the Luas at Citywest. Adjacent occupiers include Ulster Bank, AIB Bank, Super Valu, Dunnes Stores, Paddy Power and Boyles Sports. The town of Blessington has a population of approximately 6,000 people.



DESCRIPTION

An outstanding opportunity to acquire this Substantial Two Storey Pub & Restaurant premises with tremendous potential extending to c. 333 square meters/ 3,587 square feet, comprising of on the Ground Floor of Traditional Bar, Large Lounge/ Restaurant, Ladies & Gents WC's and on the first Floor, Catering Kitchen, Preparation Areas, Office, Cold Room & Store.

To the rear there is a large, covered smoking area, entertainment area, Keg Room and Garage with rear access and extensive parking.

The back of the property fronts the lake drive road and in time the Blessington Greenway Route which is expected to open in the next few years.



ACCOMODATION

HALL/ RECEPTION AREA:

BAR AREA:	c. 50 Sq. Mt. Traditional Bar with extensive seating and WC off.
LOUNGE/ RESTAURANT AREA:	c. 91 Sq. Mt with seating for 100 People, Bar Counter, Food Serving Area, Ladies & Gents WC's Off.
DOORS TO OUTSIDE AREAS.	
FIRST FLOOR:	
HALL:	
STORE:	c. 8.44 SQ. MT.
KITCHEN:	c. 21 SQ. Mt Fully Fitted catering Kitchen.
PREPARATION/ SERVING AREA:	c. 10 SQ. MT.
WC & STORE:	c. 3.26 SQ. Mt.
COLD ROOM & HALL:	c. 16 SQ. Mt.
OFFICE & STORES:	c. 14 SQ. Mt.

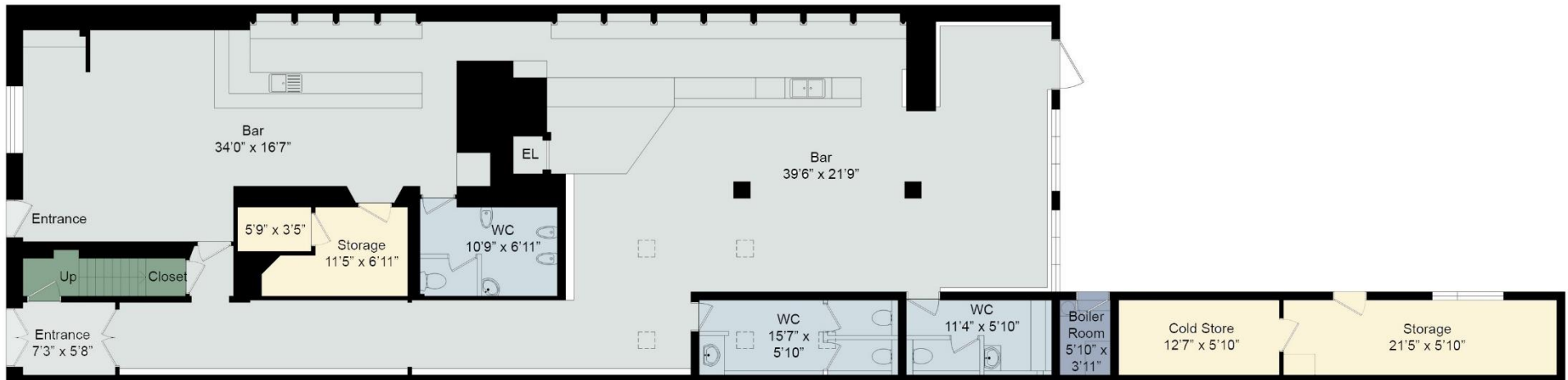
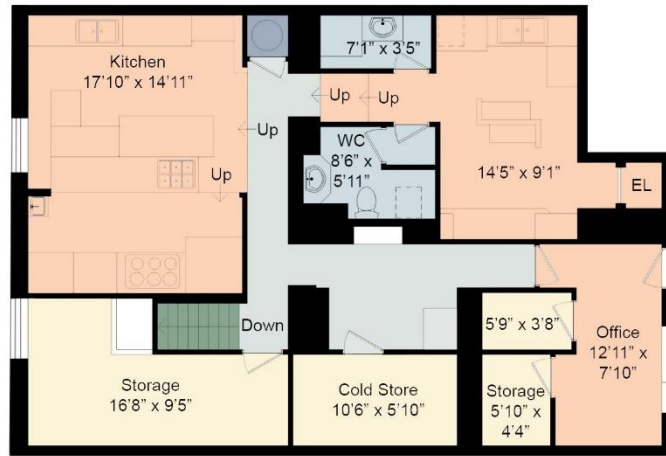






BEALIN'S PUB, MAIN STREET, BLESSINGTON, CO. WICKLOW

APPROXIMATE GROSS INTERNAL AREA 3,587 ft²



OUTSIDE:

REAR EXTENSIVE CAR PARK: With Entrance off the Lake Drive Road, Covered outdoor Seating & Function areas.

STORE ROOM: c. 16 SQ. Mt

KEG ROOM: c. 9.40 SQ. MT Fully fitted modern cold room.

GARAGE/STORE: c. 23 SQ. MT.

TURNOVER: The premises has been closed since covid but prior to that we can provide certified turnover on request.



SELLING AGENT:

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