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# Mc Alpins Cottage Bistro

Checkpoint  
Co. Waterford

## **FOR SALE**

*By Private Treaty*



**Guide Price €290,000**

Viewing is strictly by prior appointment with DNG Thomas Reid Auctioneers, 16 Lombard Street, Waterford. Tel: 051-852233. e-mail [info@thomasreid.ie](mailto:info@thomasreid.ie)

**Location:**

Cheekpoint is a unique picturesque riverside fishing village, located on the banks of The Suir estuary. The point of confluence of 'the three sisters', Cheekpoint is the only place where you can see the three rivers, The Barrow, The Nore, and The Suir, meet as they join The Estuary. Located approx. 7 miles from Waterford City, 9 miles from Dunmore East, and c.13 miles from Tramore, Cheekpoint is also easily accessible from Waterford City, and from south Co. Wexford via the Passage East car ferry. Cheekpoint is surrounded by a host of tourist attraction, with some of the south-east's finest golf courses on its door step, including Faithlegg and Waterford Castle.



**Description:**

Mc Alpin's Cottage Bistro is widely considered one of the best seafood restaurants in the south-east, enjoying a steady trade with both dedicated local and international following. This purpose built restaurant, with considerable over-head living accommodation, has traded successfully for the past ten years, and has built an outstanding reputation for quality food and top class service. Accolades of The Cottage Bistro include recognition and accreditation from the 'Bridgestone Best in 'Ireland Guide', the 'Georgina Cambell's

Guide' and is also a member of the 'BIM Seafood Circle' association of seafood restaurants.

Occupying an elevated position within the within the Village of Cheekpoint, 'The Cottage Bistro' is set on a considerably large site area, and offers off street parking for patrons, with limitless potential to extend the existing premises, or provide further out door bar & catering facilities, subject to the appropriate planning permission.

The Cottage Bistro is true to its name in both style and atmosphere. Finished with a mix of light pine timber and dark mahogany, with an impressive collection of brick-a-brak and old world memorabilia, The Cottage Bistro greets you with a warm familiar welcome on arrival.

Originally an old village cottage, extended and renovated in 2001, The Cottage Bistro was purpose built to the highest modern standards, including every possible modern facility and service available.

The restaurant area is completed in a maritime cottage theme with solid pitch pine flooring, with dado rail and two tone painted walls, nautical light fittings and fixtures, and with a number of archways and alcoves, and a traditional pine fireplace with cast iron hearth, adding to the theme of the restaurant. The restaurant area is made up of three areas, being the main restaurant area, the snug, and the bar and restaurant area. The three areas seat a total of 46 Patrons comfortably, with separate bar facilities just inside the restaurant at the car park entrance porch.



View from Rear of The Premises



Car Parking Facilities



Restaurant Snug Area



Main Restaurant Area

Restaurant & Bar Area



The Cottage Bistro also has superb kitchen facilities with two large kitchen area, wash-up facilities, and stores. All kitchen areas are completed with 'Altro' professional kitchen flooring, with a selection of good modern stainless steel kitchen equipment, including full stainless steel extractor system, under-counter

refrigeration units, 'Angelo Po' cooking equipment, large walk-in cold room, and large walk-in freezer room.

Main Kitchen Area



Outdoor Facilities





**Restaurant Accommodation:**

Entrance Porch	
Restaurant	4.39 x 4.34
Restaurant Snug	3.85 x 4.34
Restaurant & Bar Area	8.34 x 3.22
Car Park Entrance Porch	
Main Kitchen	3.96 x 5.70
Wash-Up Area	
Prep Kitchen	6.42 x 5.48
Wine & Spirit Store	2.36 x 4.47

**Living Accommodation:**

Large open landing and Hallway

Living Room 4.47 x 4.37

Kitchenette 2.87 x 1.79

Main Bathroom

Bedroom 1 4.93 x 3.97

Bedroom 2 4.38 x 3.27

**Services:**

Three Phase Electricity  
Mains Water  
Private Waste Water Treatment Plant  
Bulk Gas on site  
Gas Fired Central Heating  
Security & Fire Alarms

**Features:**

Considerable living accommodation overhead  
Ample on site parking for Patrons  
Purpose built modern restaurant premises  
Outdoor facilities  
Turn-Key business opportunity  
Potential to extend premises subject to planning permission

**Price:**

Guide €470,000

**Inclusions:**

All fixtures, fittings, furniture and equipment



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