

FOR SALE  
*By Private Treaty*  
**RENDEZVOUS BAR & GRILL**



- Rare opportunity to acquire a Bar/Restaurant with successful trading history
- Turnkey condition
- Fantastic location in a sought after residential and commercial location
- Ample Car Parking
- Property extends to approximately 6,757 sq. ft.
- Approximate site area of 0.4 acres

**savills**



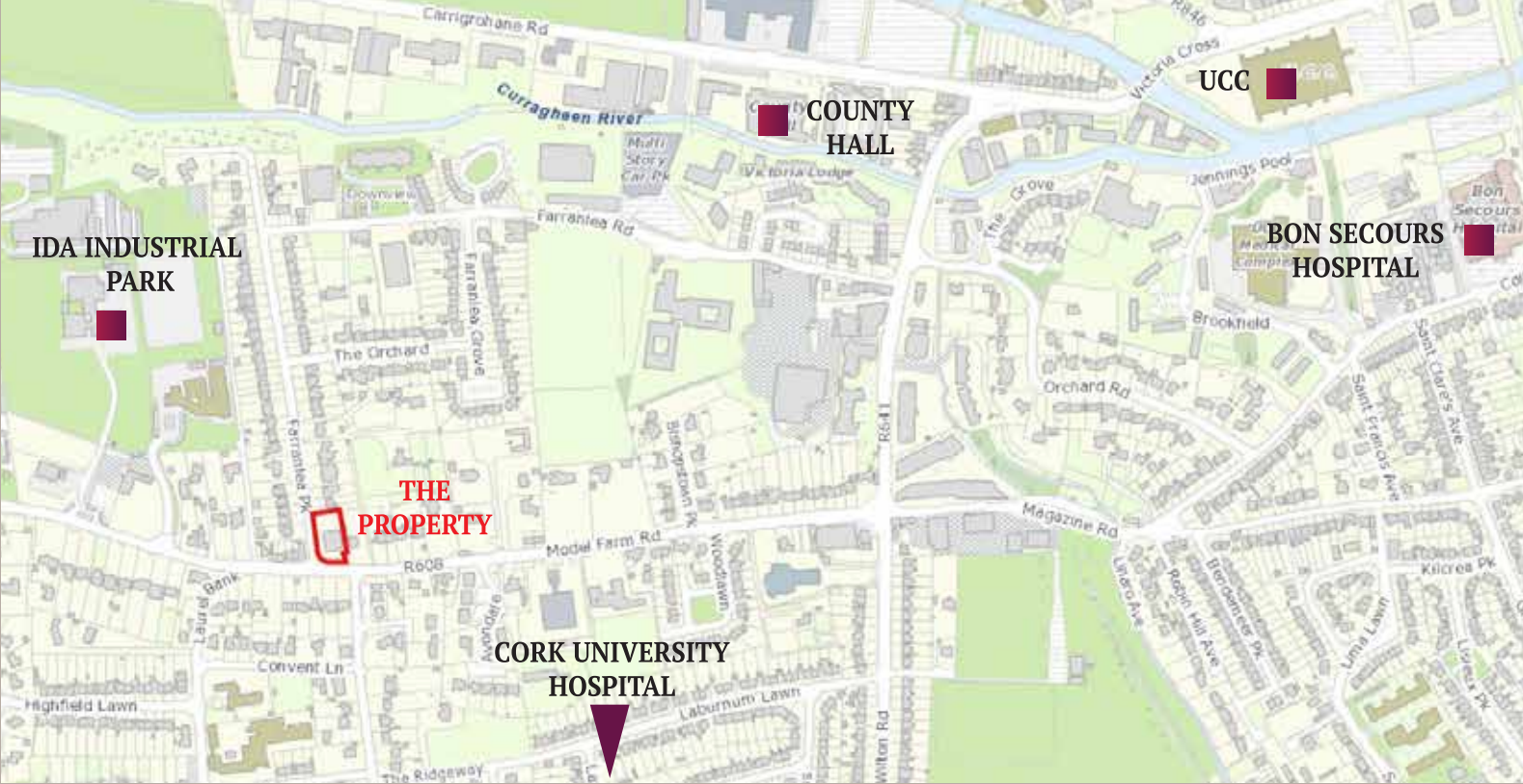
LOCATION

The property is located at the junction of Model Farm Road and Farranlea Park approximately 3km south west of Cork City Centre. The Model Farm Road which connects Dennehy’s Cross to Ballincollig has long been considered as one of Corks finest residential addresses. The surrounding area is a mix of uses and is well regarded as a residential location within Cork city. There are a number of large employers within close proximity including Stryker, Boston Scientific, Alcon Ireland and Abtran.

DESCRIPTION

The property comprises a two story over basement pub and restaurant in turn-key condition extending to approximately 628 sq. m. (6,757) sq. ft. The building is situated on a large, regular shaped site of approximately 0.4 acres with the benefit of ample parking for circa 25 cars. The property underwent extensive renovation works in 2001 to include an extension.

The ground floor comprises a purpose built, fully fitted bar with 2 lounge areas together with designated sit down area for food. There is a seated canopy covered area to the front. On the first floor there is a fully fitted commercial kitchen, including walk in refrigerator, pantry, gas cookers, combi oven, pizza ovens and hooded extractor fans. Also on the first floor is generous sized private office along with ladies and gents customer toilets which are fitted out to a high standard. The basement is well laid out and includes various storage rooms and staff room as well as a generous sized keg room with 27 fully working lines which were all replaced 12 months ago along with the coffin system.



FIXTURES AND FITTINGS

The property is fitted out to a high standard throughout with alarm and CCTV system. The Rendezvous was fully renovated in 2001 and is tastefully decorated throughout. The property comes with fully functioning air-con and heating system as well as mains gas heating and gas open fire. POS system, fridges and coolers, cold food display unit, fully fitted kitchen, furniture including bar stools, tables and chairs, glasses and wares are all included with the sale meaning the property is in turn-key condition.

ACCOMMODATION/ FLOOR AREAS

	Sq. M.	Sq. Ft.
Ground Floor	331	3,562
First Floor	191	2,055
Basement	106	1,140
Total	628	6,757

RATES

Rateable Valuation	€245
2017 Rate Multiplier	74.05
Rates Bill 2017	€18,143





## TITLE

Leasehold Title -175 years from 1950

## PRICE

On application

## PLANNING HISTORY

00/24487 - In August 2000 an application for alteration and extension was lodged to Cork City Council. Conditional planning was granted in November 2000.

## SOLICITORS

Edmond Cogan  
Edmond W Cogan Solicitors  
30 South Mall, Cork

## ZONING

Under the Cork City Development Plan 2015 - 2021 the subject property is zoned Residential, Local Services & Institutional Uses.

### Viewing & Further Information

Available from sole selling agent Savills



### Savills

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