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The Victoria House

and adjoining premises (10-12 Queen St., Tramore)

**200 Year Old Irish Pub and Restaurant with stunning sea views,
Tramore, County Waterford.**



‘An Iconic Pub and Restaurant located
in the heart of Ireland’s Sunny South East’



FOR SALE BY PRIVATE TREATY - PRICE ON APPLICATION

Victoria House “The Vic”

Property Partners Barry Herterich are pleased to present The Victoria House and adjoining premises to the market for sale by Private Treaty. The Victoria House or “The Vic”, is one of the best known pubs/restaurants in the South East and a landmark building in Tramore.

The Vic is renowned for its great atmosphere, excellent food, live music and famous terraced beer garden overlooking Tramore Bay. This is a wonderful opportunity to acquire one of the most famous, if not iconic, properties in the region.

The property being offered includes The Victoria House at No. 12 Queen Street plus the adjoining premises No. 10 & 11. Total floor area c.634m² on a 0.3 acre site.

‘3 Tiered Beer Garden overlooking Tramore Bay’



THE VICTORIA HOUSE

No. 12 Queen Street

Total Area: 390m²(4,196 sq.ft.)

First Floor - (115.9m²)

Restaurant with seating for 55. Cooking kitchen and customer toilets. There is access to the first floor of No. 11 Queen Street which provides the wash up kitchen and store facilities.

Ground Floor - (116.4m²)

Comprises of bar and seating area.

Lower Ground Floor - (157.7m²)

Comprises of bar, seating area, sun porch and toilets. There is access to No. 11 Queen Street which has storage rooms, staff changing facilities and staff shower room.

The rear of the property comprises of a beer garden over three levels and includes two outside bars and covered smoking areas.

NO. 11 QUEEN STREET

Total Area: 90.7m² (976 sq.ft.)

First Floor 24m²

Ground Floor 24m²

Lower Ground Floor 42.7m²

NO. 10 QUEEN STREET

Total Area: 153.7m² (1,653 sq.ft.)

First Floor 55.7m²

Ground Floor 51.5m²

Lower Ground Floor 46.5m²

DEVELOPMENT POTENTIAL

Planning has been granted under planning reference 13/282 for the redevelopment of No.10 & 11 Queen Street and part of No.12 Queen Street to create a 216 seater arts centre/theatre.

VICTORIA HOUSE **BER D2**

TOTAL SITE AREA - 1,179m²/0.3 acres. TOTAL FLOOR AREA - 634m²/6,822 sq.ft.

‘Tramore Town has a population of over 10,000 people’



The Victoria House ~ Steeped in History

The Victoria House was established in 1818 as a Coach Stop/Lodging House and was a result of a general upturn in the town's fortunes at this time. Bartholomew Rivers, an early patron of the town, who had identified the tourist potential of the shoreline and so had started to develop facilities to attract the burgeoning tourist trade. The present day façade is believed to have been constructed c.1870 and it is thought that at this juncture in time the building changed to a public house.



As was common practice at the time, timber from Shipwrecks was used in local construction. In 1818 a prow of a ship was used in 'The Vic' to form an entrance to the stables located downstairs. This prow is

now on display within and is, allegedly from the ill fated Seahorse, which sank in Tramore Bay in 1816 with the loss of 363 lives. The transport ship was bringing soldiers home from the Napoleonic wars when it foundered in a storm and sank in Tramore Bay. It remains one of Ireland's worst maritime disasters.



The handball alley to the rear of No.10 Queen Street is believed to have been part of the recreational facilities associated with the military buildings which were located, just below, on Atlantic Terrace. Many of the handball alleys were inherited from Racketball Alleys which were built by the Military or the Aristocracy of the time. The "alley" subsequently fell into the ownership of the Christian Brothers who utilised it as a

recreational space for their students. During this period and leading up to its closure in the late 20th century it was used by a variety of groups from sporting organisations to the local RIC brigade which were housed in close proximity to Queen Street.

No.11 Queen Street was not part of the original streetscape. It was constructed in c.1890 as an infill property and used solely as a residential property. Previously this area was an access laneway to service the adjoining dwellings.



Stunning views in an historic setting

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