



**LICENCED PREMISES ON LARGE SITE
RAMBLERS REST**

Main Street | Blessington | Co. Wicklow | W91 T2HF

LOCATION

J.P. & M. Doyle are delighted to present this property 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.

Ballymore Eustace c. 8.7 Kms

Naas c. 12.5 kms

Citywest c. 16.5 Kms

Carlow c. 24 Kms

Red cow Luas c. 23.3 kms

Dublin Airport c. 41.6 kms



DESCRIPTION

An outstanding opportunity to acquire this Substantial Two Storey licenced 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 site with possible future development potential currently in use, covered smoking area, entertainment area, Keg Room and Garage with rear access and extensive parking.



HALL/RECEPTION AREA:

Bar Area | c. 50 sq.mt

Features traditional bar with extensive seating and WC off.

Lounge / Restaurant Area | c. 91 sq.mt

Features seating for 100 people, Bar counter, Ladies & gents WC's off.

Doors To Outside |

FIRST FLOOR:

Hall |

Store | c. 8.44 sq.mt

Kitchen | c. 21 sq.mt

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

OUTSIDE:

Rear Extensive Car Park |

With entrance off the Lake Drive Road, Covered outdoor seating & function areas.

Storeroom | c. 16 sq.mt

Keg Room | c. 9.40 sq.mt

Features fully fitted modern cold room.

Garage / Store | c. 23 sq.mt







Gallery



FOR SALE BY PRIVATE TREATY

GUIDE PRICE:

€585,000

BER:



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