

# REA

# GUNNE PROPERTY



**A VERY RARE OPPORTUNITY TO ACQUIRE THIS RECENTLY  
REFURBISHED LANDMARK BUILDING ON THE “GOLDEN MILE”**

**FOR SALE BY PRIVATE TREATY**

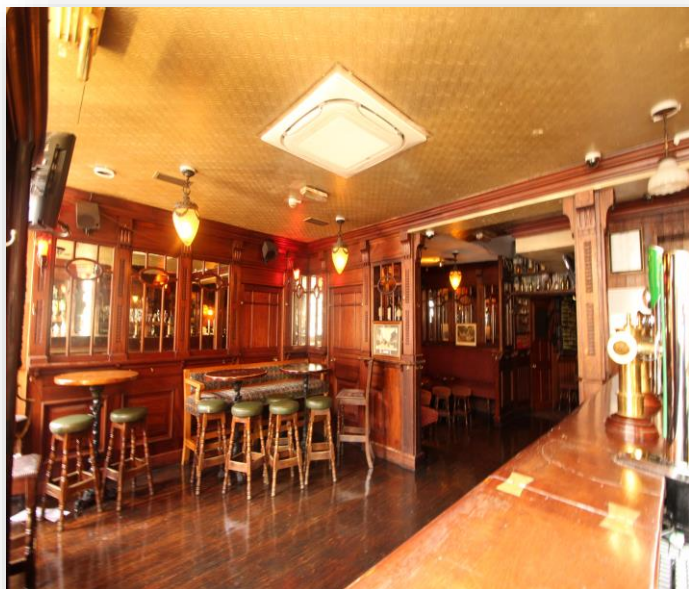
**“THE PHEONIX BAR”,  
15 PARK STREET,  
DUNDALK,  
CO. LOUTH.**

**QUOTING PRICE: €450,000**

BER Exempt

## LOCATION

The Phoenix Bar & Lounge occupies an excellent and prime trading location along Dundalk's "Destination Strip" for the Licensed and Entertainment sector. Having enjoyed many years of successful trading under the stewardship of the previous occupier, this concentrated area has sustained and enhanced itself over the years as the "go to" destination for leisure. Ring-fenced by the existence and continuous redevelopment of the various neighbouring and very well established bars, restaurants & takeaways and anchored by landmark venues such as "Ridleys Nite Club" and the stunning redevelopment of "The Rum House", the highly successful re-opening of the famous "Vinegar Man", the hugely popular "Bar Tender" and to further enhance the collective allurements of "The Strip", is the current and very comprehensive redevelopment of Dundalk's only town center hotel, formerly known as "Hotel Imperial". The Phoenix Bar's trading pitch is absolutely central to all of the above. Any astute purchaser is not only acquiring one of the town's most famous licensed venues, but is also benefiting and drawing patronage from the aforementioned complimentary businesses in the immediate area which, as previously stated, have been subject to millions of euro in capital expenditure and by very experienced operators.



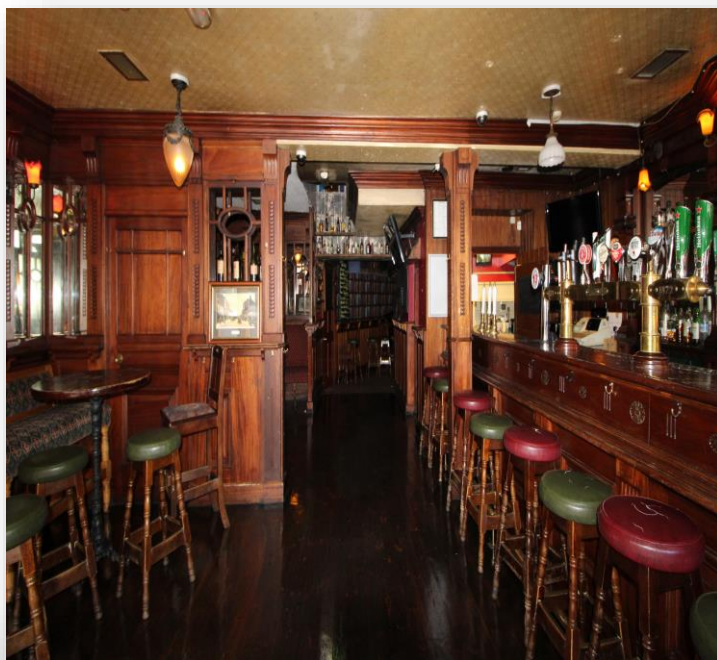
Front bar with snug area to side

## DESCRIPTION

"The Phoenix" is renowned as one of Dundalk's most distinct and immediately recognisable commercial buildings which is steeped in history and oozing with character and charm having managed to preserve so many of the building's original features. which were previously and professionally refurbished both inside and out. The layout generally provides at ground floor level for a beautiful front bar incorporating an ornate snug area, spacious service area with a private kitchen and another 'olde world' Lounge area to the rear which also provides access to the first floor ladies and Gents WCs and enclosed smoking area. There are numerous unused and well laid out rooms at upper floor levels ideal for conversion to living accommodation for owner occupation.

### Conditions to be noted:

Whilst every care has been taken in the preparation and they are believed to be correct, they are not warranted and intending purchasers should satisfy themselves as to the correctness of the information given, nor do they constitute any or part thereof and are for information only. REA Gunne Property or their clients do not hold themselves responsible for any inaccuracy in these particulars.



Section of front Bar above and rear lounge below



## VIEWING

Formal inspections strictly by appointment with the sole Agents.

### Contact Negotiator:

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