

Burkes



**TO LET**

Burke's Bar & Lounge, Dunlavin, County Wicklow



170 sq.m

 (01) 490 3201

 [www.jpmdoyle.ie](http://www.jpmdoyle.ie)

# TO LET

## LOCATION

Situated in the town of Dunlavin fronting Stephen Street Dunlavin is situated on the Kildare / Wicklow borders with easy access of Dublin City Centre via the N81 or N7 close to the towns of Naas, Kilcullen, Blessington and Newbridge. The town is proposed to see large growth in the coming years. It is a peaceful village characterised by its unusually wide streets forming an expansive T-junction.

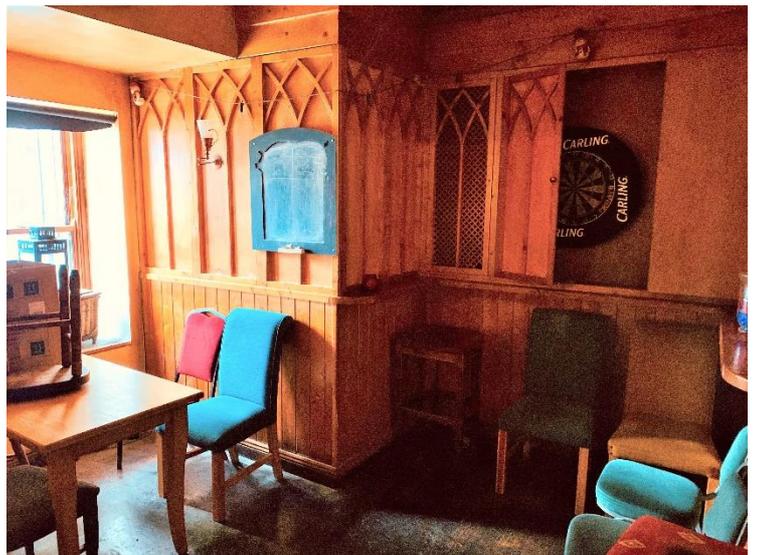
## DESCRIPTION:

Opportunity to rent this renowned long-established traditional style 7-day licensed premises enjoying a prominent trading position. Comprising a well-appointed traditional licensed premises Burke's with Public Bar, Lounge Bar, Games Room Ladies and Gentlemen's toilets, Keg Rooms, Cold Store, Spirit Room, Kitchenette, Staff Toilets and extensive storage area extending to c. 1,800 Square Feet/ 170 Sq. Mt.



## ACCOMMODATION

<b>Ground Floor:</b>	c. 170 Sq. Mt.
<b>Public Bar/ Lounge/ Snug</b>	c. 83 Sq. Mt.
<b>Ladies &amp; Gentleman Toilets</b>	c.17 Sq. Mt
<b>Stores and Cold Rooms/ Hall</b>	c. 44 Sq. Mt
<b>Small Function Room/ Games Room</b>	c. 23 Sq. Mt



## LEASE TERMS

Available on Request



**VIEWING:**

**BY APPOINTMENT ONLY**

**BER:**

**C3 (800749830)**

**RENT:**

**€25,000 Plus Vat, Rates &  
Portion of Building Insurance.**



JP&M  
**DOYLE**

Established. 1952

**105 Terenure Road East, Dublin 6, D06 XD29.**

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PSRA Licence: 002264

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