

44 Gladstone Street
Clonmel
Co. Tipperary
Rep. of Ireland

QUIRKE
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No.5474



The Butter Market, Clonmel. E91 Y6R6

- 100 seat (156 Sq Meters) dining room
- Large open plan kitchen
- Fully furnished
- Landmark building
- Town Centre location

Guide Price €30,000 per annum

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The Butter Market, Clonmel. E91 Y6R6

PF Quirke and Co. are proud to offer this well established restaurant for lease at The Butter Market. The building dates back to the early 19th century where it hosted one of the largest markets at the time. Today this listed building has been converted into retail units at ground floor and a large top class restaurant area above.

The 100 Pax (156 Sq Mt) dining room is finished to the highest of standards with a vaulted cathedral ceiling and exposed beams, showcasing the buildings heritage. There is maple wood flooring along with seating and booths already in place and separate guest bathrooms.

The large kitchen is visible from the restaurant through the pass adding to the dining experience. This kitchen is fully equipped and set up with a large walk in fridge and freezer.

Restaurants do not often come to the rental market as "ready to go" and this is a great opportunity to expand a current business or begin your hospitality journey.

The commercial rates are C. €3,600 for 2026

Dining Room 14.75m (48'5") x 10.58m (34'9")

100 Pax set up with the room to add more, maple floor, smart lighting and sound system, open pass with views of kitchen, bar area, coffee machine set up

Gents W/C 2.58m (8'6") x 2.04m (6'8")

Tiled floor and walls, WC in stalls, urinal, WHB

Ladies W/C 1.7m (5'7") x 2.45m (8'0")

Tiled floor and walls, WC in stalls, dual WHB, Baby changing area

Private access 1.92m (6'4") x 1.54m (5'1")

Kitchen 6.55m (21'6") x 5.7m (18'8")

Large gas kitchen with equipment already in place, separate KP area

Storage area 2.66m (8'9") x 2.62m (8'7")

Walk in Fridge 2.62m (8'7") x 1.39m (4'7")

Walk in Freezer 2.62m (8'7") x 1.39m (4'7")

Staff WC 2.07m (6'9") x 1.06m (3'6")

WC, WHB

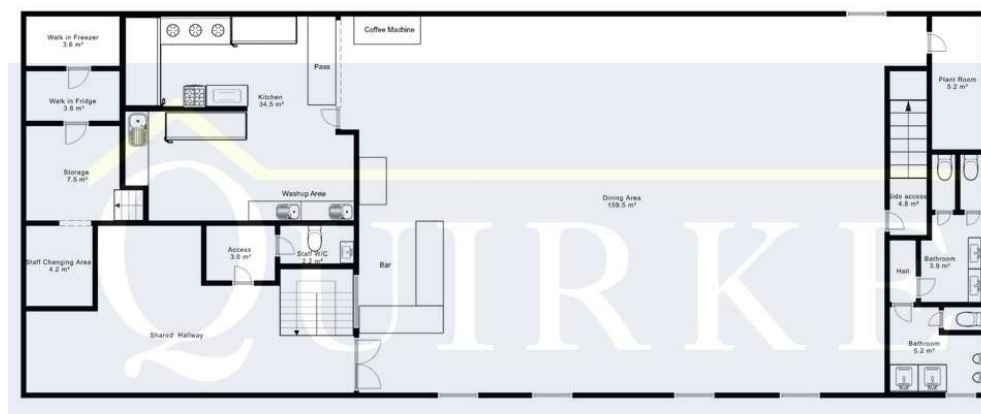
Staff locker room/ changing area 1.86m (6'1") x 2.22m (7'3")

Side Access 1.04m (3'5") x 4.06m (13'4")

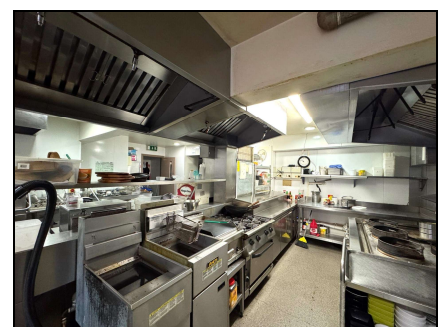
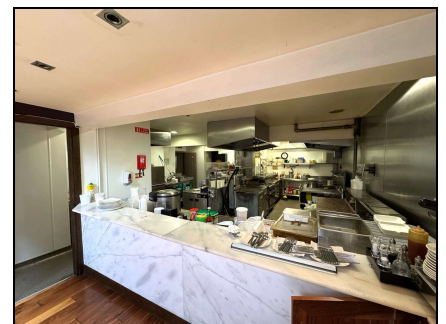
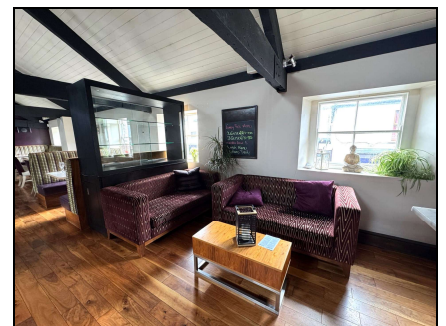
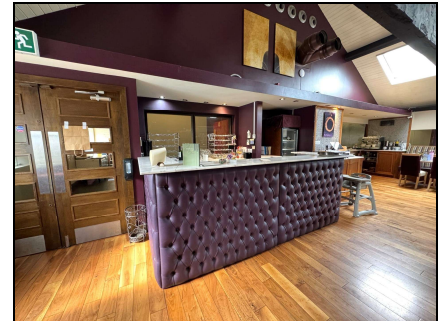
Stairs to side of property and acces

Plant Room 1.39m (4'7") x 3.74m (12'3")

Ventilation Plant



Total Floor Area: 236 sqm (2540 sqft)



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