

Services

We are advised that the property is connected to all mains services including Electricity, Gas, Water and Sewage.

Planning

Ref no: 08/32988.

Full planning permission was granted on the site for the demolition of existing buildings and to construct a three storey over basement mixed use development to include a bar, retail units, restaurant and 6 apartments with underground parking for 19 cars.

Development Potential

As previously mentioned the property is situated on a site extending to approx 0.26 acres and has the benefit of Full Planning Permission for a mixed use development. This site has excellent development potential due to its size, location, corner position, dual access and surrounding catchment area.

Additional Information

- There is an active 7 day licence in place for this premises.
- The property has the benefit of a full CCTV System in place with 16 cameras throughout the premises.

BER Rating

TBC

Price

On application to the sole selling agents.

The Tory Top Bar/ Lounge

Tory Top Road, Ballyphehane, Cork

Licensed Premises & Adjoining Retail Unit



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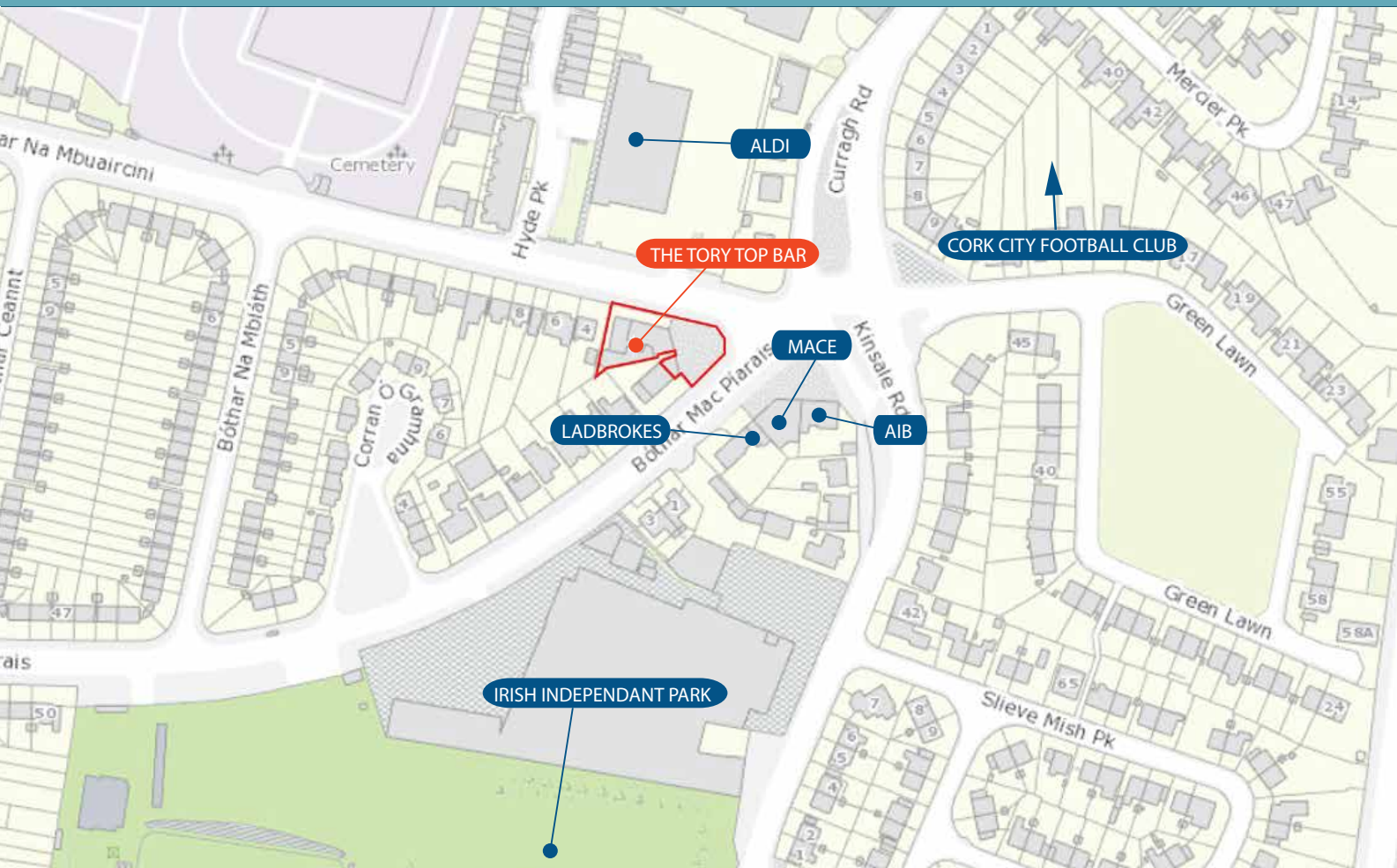
Turnkey licensed premises of approx. 2,267 sq ft incorporating a Bar/ Lounge, additional overhead accommodation, external stores and seated area

Adjoining retail unit extending to approx. 347 sq ft producing €10,000 p.a. on a rolling agreement

Located in a highly populated residential area within close proximity of neighbouring Irish Independent Park and Turners Cross Stadium

Suitable to a variety of uses, subject to planning

Nearby retailers include Aldi, AIB and Mace, amongst others



LOCATION

The Tory Top Bar is located on a corner site with access from both Tory Top Road and Pearse Road. Directly adjacent to this property is an Aldi Store as well as a neighbourhood centre to include an AIB Branch, Mace Shop and Ladbrokes Bookmakers. The surrounding area is primarily residential in nature. Irish Independent Park home of Munster Rugby is located approximately 350m walk from The Tory Top Bar while Cork City Football Club is located just a 350 m walk also. The Tory Top Bar is located approximately 2.5km south of Cork City Centre.

THE PROPERTY

The property comprises a part two storey licensed premises with an adjoining retail unit on a site extending to 0.26 acres.

Licensed Premises

- Bar and Lounge extending to 2,267 sq ft overall
- Entire site is licensed excluding the shop site
- 2 x Male and Female Toilet Facilities
- Bottle Store
- Cold Store
- Outdoor seating area to the rear
- Outdoor covered seating area to the front
- Bin Storage area to rear of the building
- Storage and Security office at first floor and attic levels

Retail Unit

The adjoining retail unit extends to approximately 347 sq ft. The unit is currently occupied by a Beauty Salon on a rolling yearly agreement at €10,000 p.a. exclusive.

Schedule of Accommodation

Licensed Premises	Use	Sq M	Sq Ft
Front Bar	Main Bar	59.98	645
Bar / Lounge	Lounge	150.69	1,622
Cold Keg Store(external)	Store	12.42	133
Bottle Store	Store	22.1	237
First Floor	Store	45.55	490
Attic	Store/Security office	17.6	189
Total		308.35	3,319
Retail Unit	Hair & Beauty Salon	32.26	347

