

District 11 Kitchen and Public House, Crestfield Centre, Glanmire, Cork

Guide Price: €1,900,000



RENOWNED HIGH PROFILE BAR & RESTAURANT

Gerard O'Callaghan of ERA Downey McCarthy offers District 11 Kitchen and Public House to the market. This renowned bar restaurant enjoys a high profile location on a stand alone site in the Crestfield Shopping Centre, which is the retail and commercial heart of Glanmire. The centre is anchored by Ryans Supervalu with numerous other retail, medical, restaurant takeaways, funeral home and service businesses all located nearby. The location benefits from excellent car parking and public transport access, and is the only Licensed premises situated in the Crestfield/Hazelwood Shopping Centres. Glanmires fast growing population now exceeds 15,000 and the location offers enormous trading potential for a new operator.

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

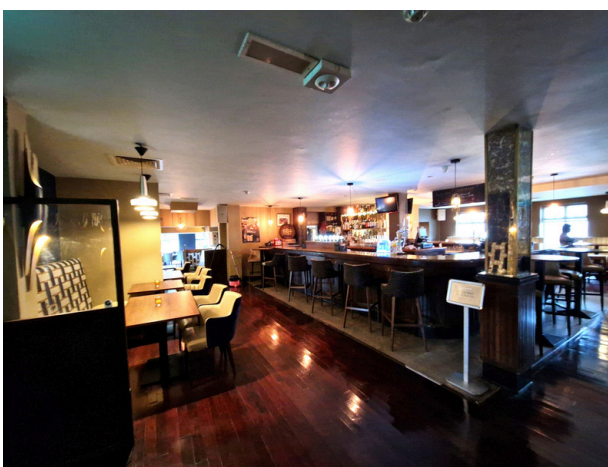
The premises comprises a large restaurant/bar with ancillary beer garden, first floor restaurant/function room and a busy Off-License retail unit. The large beer garden is enclosed and furnished and landscaped to a high standard. The premises has benefitted from extensive investment in recent years and is offered to the market in excellent condition. The first floor restaurant is currently under utilised offer excellent further business potential. This modern building, constructed circa 20 years ago, is very well equipped with two state of the art kitchens as well as a separate Pizza kitchen. Outside to the rear there is additional storage sheds and external storage space. There is also customer parking to the front.

| FEATURES

- Super location in heart of Glanmire.
- Modern purpose built premises.
- Stand alone site.
- Excellent trading history and future potential.
- High standard of fitout and equipment.
- Valuable Off-License trade.
- Customer carparking.
- Large sheltered beer garden.
- Rateable Valuation €396.

| ACCOMMODATION

Floor Description	Area (Sq M)
Ground Main Bar Area	375.78
Keg Room	16.16
Kitchen	13.33
Circulation Corridor	11.99
First Restaurant/Future Bar Expansion Area	389.72
Rear Internal Fire Escape Lobby	19.7
Total	826.69



Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.

| LOCATION

Please see Eircode T45 DH05 for directions.

| ALL ENQUIRIES TO:

Gerard O'Callaghan MRICS MSCSI

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Downey McCarthy

THE PEOPLE YOU CAN TRUST

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