

Long Established Residential 7 Day Licensed Premises

TOMPKINS

LAVITTS QUAY

CORK CITY

For Sale By Private Treaty as a Going Concern on the instructions of the Vendors who have traded here since 1998 and are now retiring from the trade.



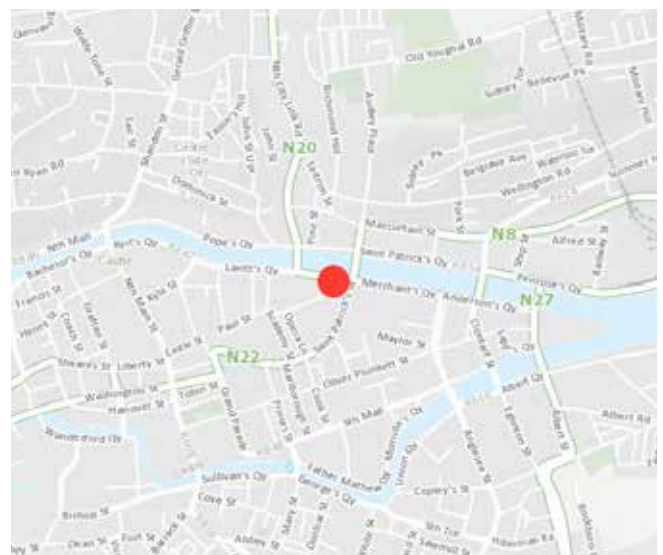
- ◆ Excellent opportunity for a purchaser to enquire a long established and well known traditional 7 day residential licensed premises extending to approx. 496 m² currently conservatively operated by the Vendors.
- ◆ Tompkins comprises a ground floor (approx. 135 m²) traditional Licensed Premises with storage accommodation.
- ◆ The First Floor (extending to approx. 181 m²) houses a function room/lounge bar with fitted kitchen and ladies and gents toilet accommodation.
- ◆ The accommodation is enhanced by a spacious self contained living quarters with two bedrooms ideal for owner occupier or leasing out. There is also further accommodation on this floor including storage space and an office.
- ◆ Tompkins offers an ideal opportunity for a deserving purchaser to grow the existing established annual turnover with active hands on management.

Location

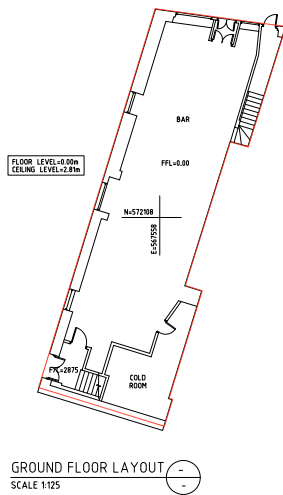
- ♦ Tompkins commands an excellent trading position in the centre of the city overlooking the River Lee adjoining Merchants Quay Shopping Centre and the Cork Opera House and is strategically located between the St. Patrick's and Christy Ring bridges.
- ♦ The location of Tompkins is one of the focal points of Cork City especially as it adjoins the Opera House and other adjoining properties are a mix of business, banking and retailing concerns serving Cork's business and residential populace throughout the day and is also in one of the night-time entertainment districts of the city.
- ♦ Cork City as of the 2016 Census, had a population of 125,000, but following a boundary extension in 2019, the population increased to 210,000.
- ♦ Cork is the Republic of Ireland's second largest city and is the premier commercial, retail, administrative and educational centre in the south. Cork has an excellent infrastructure and is easily accessed through a principal port and an international airport.
- ♦ Cork railway and bus stations adjacent to Tompkins offer daily services to all major cities throughout the country and hourly trains to Dublin.
- ♦ Major employers in Cork include Apple (next to the Opera House), Amazon, Dell EMZ, Pfizer, Boston Scientific and PepsiCo.

Accommodation

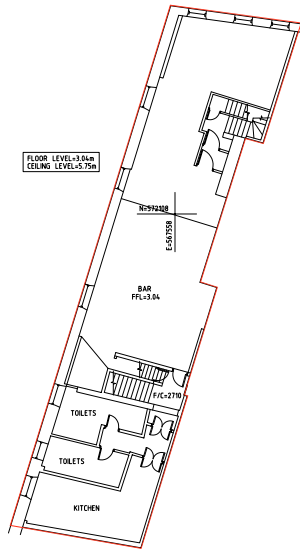
Ground Floor:	135m²
Traditional Lounge Bar (2 Entrances) Store – Cold Room	
First Floor:	180.7m²
Function Room / Lounge Bar Fitted Kitchen Ladies & Gentlemen's Toilet Accommodation	
Second Floor:	180.7m²
Private Residence Sitting / Living Room 2 Bedrooms Bathroom Office area also Housing 2 rooms and stores.	
Total:	496.4m²



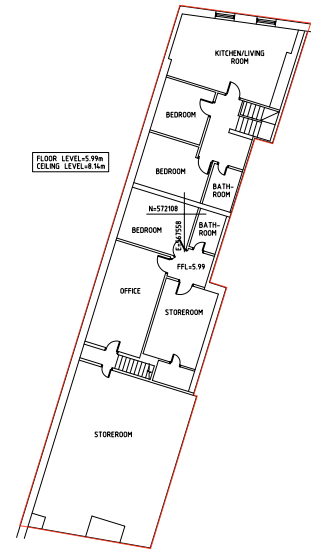
Not to scale - for identification purposes only.



GROUND FLOOR LAYOUT
SCALE 1:125



FIRST FLOOR LAYOUT
SCALE 1:125



SECOND FLOOR LAYOUT
SCALE 1:125



Title: Freehold/Long Leasehold

Licence: Ordinary 7-Day Publican's Licence

Licensed Premises:

RV: €184.11

Rate Multiplier: 74.98

Rates Bill: €13,804.56

Viewing strictly by prior appointment with sole agents.

Copy inventory of furniture & effects included in sale available upon request

Agents

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Morrissey's

Lisney

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CORK CITY

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