

For Sale

Asking Price: €695,000

Sherry
FitzGerald
Fogarty



The Coach House Bar & Night Club,
38 O' Connell Sqr, Edenderry, Co.Offaly, R45 F867

BER D1

sherryfitz.ie



The Coach House is a landmark licenced premises, lounge & nightclub with six bedroomed apartment overhead. It is perfectly located in the town centre of Edenderry opposite the Town Hall. The location is approx. 50 kms from Dublin, 30 kms from Tullamore and 34 kms from Mullingar.

The premises is in superior condition throughout having undergone extensive upgrading over the past three years.

Currently leased to an experienced operator the property is generating a strong rental income from a select, well run, thriving & profitable business. This is a superb investment opportunity.

The current rental income €85,000 per annum with potential to increase.

Overhead the Bar & Nightclub there the newly refurbished residential accommodation presents as a six bedroomed apartment leased separately and with its own access. There are an additional twelve rooms vacant and ready for upgrade at first floor level increasing the potential rental income.

The total floor area of the premises is more than 930 sq. mts/10,000 sq. ft. All accommodation has been upgraded to current regulations, standards & compliance. There is a full fire safety certificate in place for the bar, night club & overhead accommodation.



Accommodation

GROUND FLOOR

Bar (to front of premises)

Gents Toilet

Ladies Toilet

Lobby

Office

Cloak Room

Night Club

Store

Assistance Toilet

Ladies Toilet 2

Gents Toilet 2

Smoking Area

FIRST FLOOR

Bedroom 1 3.1m x 5.09m (10'2" x 16'8"):

Bedroom 2 3.1m x 3.74m (10'2" x 12'3"):

Bedroom 3 2m x 3.7m (6'7" x 12'2"):

Bedroom 4 3.1m x 5m (10'2" x 16'5"):

Communal Bathroom 2m x 4.28m (6'7" x 14'1"):

Communal Kitchen/Living 7.1m x 3.42 (23'4" x 3.42):

Bedroom 5 3.4m x 2.75m (11'2" x 9'):

Bedroom 6 4m x 3.23m (13'1" x 10'7"):





The site extends back to the new inner relief road in Edenderry, Blundell Ave, and has access here also. This access could support a further development opportunity from the rear of the building and produce increased income streams.

All necessary planning permissions in place and compliances are in place.

There is a full seven-day license and a night club dance license.

All fixtures' fittings & equipment in both bar, night club & accommodation are included in sale.

Special Features & Services

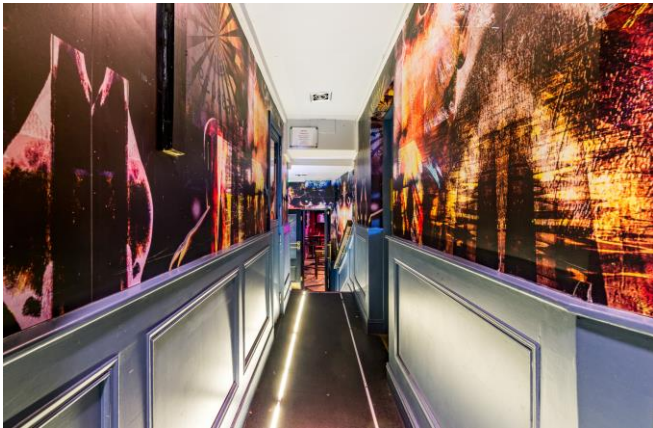
- All fixtures fittings & equipment in the Bar, Night Club & accommodation are included in sale.
- Professional lighting & sound system in the Night Club.
- All main services including water, sewerage, and e fibre broadband supplied and connected. Seven day Bar licence & Night Club Dance licence in place.
- All planning permissions & fire safety matters are in order.
- Monitored Intruder alarm installed.

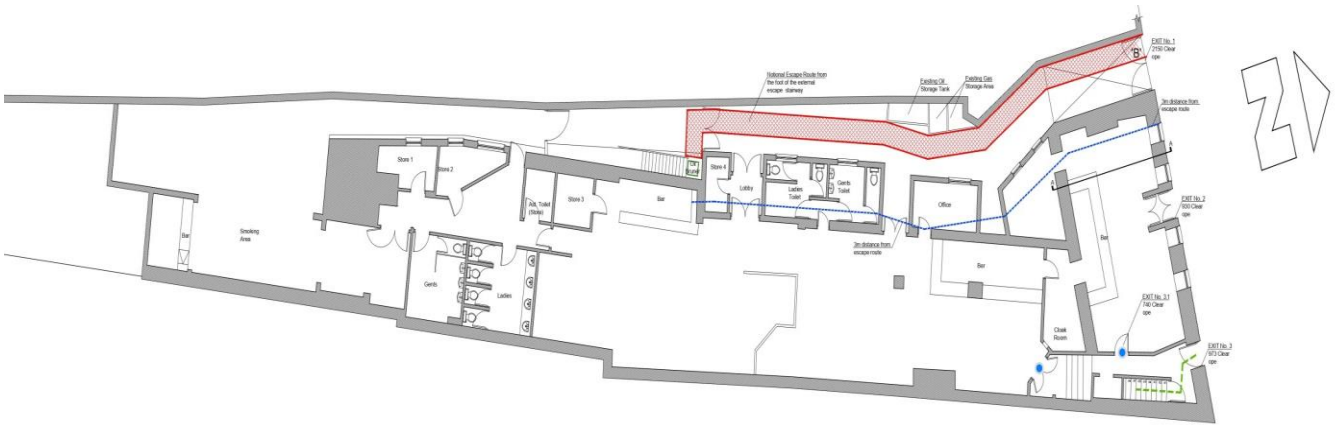
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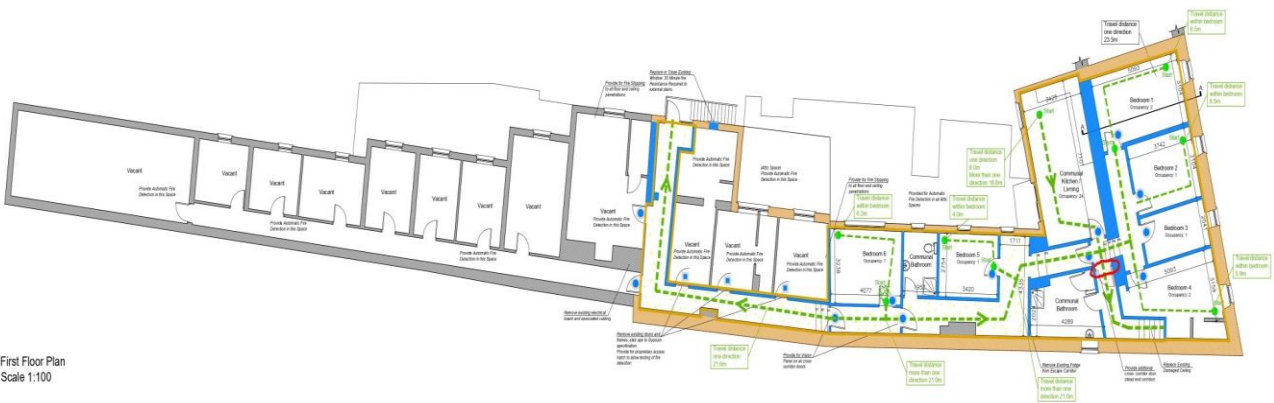
Directions

Please follow Eircode R45 F867.





Ground Floor Plan
Scale 1:100



First Floor Plan
Scale 1:100



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