



The City Arms Bar, No. 50 High Street, Waterford. X91 DW64.

Price on Application

(On instructions of owners who are retiring)

- Rare opportunity to acquire a turn-key licensed premises as a going concern
- Fully fitted premises in excellent condition trading successfully
- Extensive property with excellent facilities over three floors
- Established trade with steady turnover and good growth potential
- Excellent City Centre location in a pivotal position adjacent to two major car parks
- Room to include living accommodation overhead (subject to planning permission)

PSRA Licence Number: 004069



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DESCRIPTION

City Centre Licensed Premises, recently refurbished and substantially upgraded enjoying a well-established food and drinks trade. The property is located on High Street in Waterford City, adjacent to City Square Shopping Centre, and both the Exchange Street and City Square Car Parks, making this landmark premises an ideal meeting place in the centre of Waterford's main retail area. High Street is also on the periphery of the Viking Triangle, Waterford's Cultural and Heritage quarter with atmospheric public spaces and an array of cultural & heritage attractions, making the City Arms an attractive option for food and drink for the visitors of the City. The property is also located within easy walking distance of some of Waterford's leading restaurants including Everett's, Emiliano's, L'Athmosphere and Mc Leary's. The property extends to an overall c.534 Sqm. with main bar and kitchens at ground floor level, together with a substantial bar and function room area at first floor level. The premises has excellent storage and space and facilities at first floor level also. The property is decorated in a traditional wooden floor and wood panelling theme, and has been maintained to the highest standards which includes a new roof and substantial improvements to heating and services in recent years. This superb premises affords the purchaser an ideal opportunity to acquire a turn-key business with already established trading activity as a solid foundation from which to build upon. The also exists to include overhead living accommodation on the second floor for owner or management, subject to the relevant planning permission.

LOCATION

Located on High Street in Waterford City, adjacent to City Square Shopping Centre, and both the Exchange Street and City Square Car Parks, making this landmark premises an ideal meeting place in the centre of Waterford's main retail area

**FOR FURTHER INFORMATION AND VEIING DETAILS PLEASE CONTACT
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ACCOMODATION

Ground Floor:- C. 183 Sqm.

Main Bar Area
Wheel Chair WC
Kitchen
Wash-up
Stores

First Floor:- C. 183 Sqm.

Function Room with Full Bar Area
Ladies and Gents Toilets

Second Floor:- C. 168 Sqm.

Stock Room
Offices
Dry Goods Store
Spirit Store
Laundry
Staff changing rooms with staff toilets
Plant Room

SERVICES

Gas fired central heating
Mains Water and Waste Water Services
Three Phase Power
Gas and Electric Water Heating
Dumbwaiter lift to all floors for stock and goods

Features

Ideal opportunity to acquire a City Centre Licensed Premises with established food and drinks trade
In excellent condition throughout having been recently refurbished
Superb location in the heart of Waterford's main retail area
On the periphery of The Viking Triangle Cultural and Heritage Quarter
Within close proximity of a number of Waterford's leading Restaurants







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