



McAlpin's Suir Inn, Cheekpoint, Co. Waterford. X91T958.

AUCTION – ONLINE

GUIDE PRICE €250,000

ONLINE AUCTION WEDNESDAY 27TH SEPTEMBER 2023 – START TIME 12 NOON.

<https://reidandcoppinger.dngauctions.ie/lot/details/102469>

- Unique opportunity to acquire a licensed premises and restaurant with an adjoining site
- Fully fitted premises
- Premises comprises of open plan bar restaurant together with commercial kitchens
- Uninterrupted river views.
- Located in the quaint village of Cheekpoint, just minutes' walk from the new marina



PSRA Licence Number: 004069



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DESCRIPTION

Overlooking the Quayside, Harbour, and Marina in the heart of Cheekpoint Village, Mc Alpins Suir Inn was until recently one of the best know restaurants in Co. Waterford attracting diners from far and wide. With the owners having since retired, the property represents an excellent opportunity to any purchaser, to create a new restaurant offering in a famous and well-known location. In excellent condition throughout, the property has been well maintained and has excellent kitchen and associated restaurant and bar facilities, and also offers overhead accommodation with a two-bedroom self-contained residential apartment. The main restaurant area is open plan with bar and seating for 45 patrons and is offered for sale with a full 7-day bar license. Also offered for sale is a site of c. 0.15 acres adjoining, affording the purchaser the opportunity to extend the existing building and restaurant, provide further residential accommodation in the form of a detached residence, or to provide parking for the restaurant. The property is being offered for sale as a turn-key package fully furnished and including all kitchen and bar equipment.

LOCATION

Cheekpoint is a unique picturesque riverside fishing village, located on the banks of The Suir estuary. The point of confluence of 'The Three Sisters', Cheekpoint is where The Barrow, The Nore and The Suir meet as they join The Estuary. Located c. 7 miles from Waterford City and c. 9 miles from Dunmore East and c.13 miles from Tramore, Cheekpoint is also easily accessible from Waterford City and from south Co. Wexford via the Passage East car ferry. Cheekpoint is surrounded by a host of tourist attraction, with some of the finest golf courses in the South East on its doorstep, including Faithlegg and Waterford Castle.

RATES

City Council Rates €2,977.52 for 2023 calendar year

BER

Rating: E1

BER No.: 800759052

EPI: 915.35 kWh/msq/yr

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**FOR FURTHER INFORMATION AND VIEWING DETAILS PLEASE CONTACT
DNG REID & COPPINGER AUCTIONEERS 051852233**



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ACCOMMODATION

Ground Floor:

Entrance Hall	7.55 x 1.01
Bar & Restaurant	11.21 x 4.71
Store & Cold Room	5.43 x 3.09
Dessert Kitchen	4.20 x 1.96
Kitchen Area	3.57 x 9.12
Store	5.25 x 4.73
Store	3.21 x 2.54
Hall 2	9.37 x .87
Ladies WC	2.37 x 1.82
Gents WC	2.31 x 2.47
First Hall	7.55 x 1.01

First Floor:

Landing	5.95 x 1.63
Living Room	3.24 x 4.85
Bedroom 1	4.06 x 2.36
Bedroom 2	4.06 x 2.85
Kitchen	2.93 x 1.73
Bathroom	1.83 x 2.87







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