

FOR SALE BY PRIVATE TREATY (IN ONE OR MORE LOTS)

THE
wetherspoon

PORTFOLIO

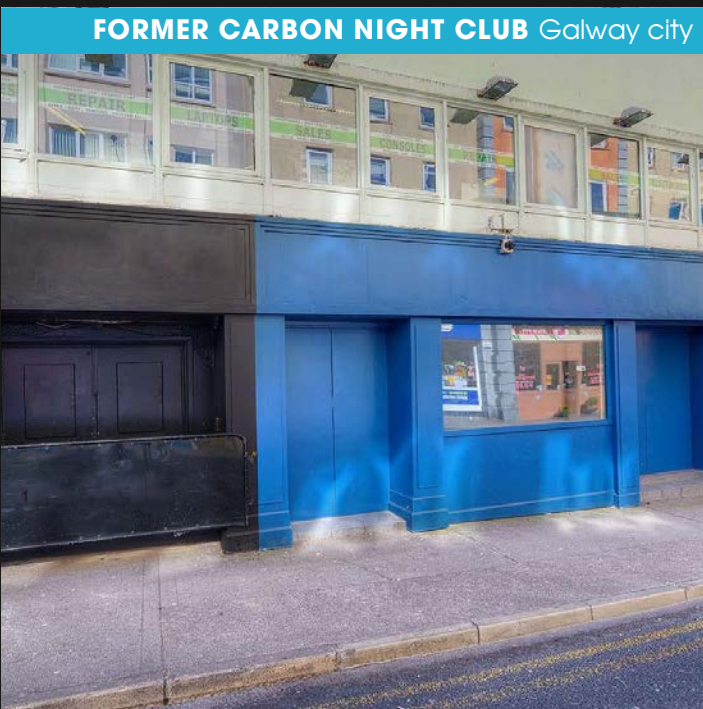
OPPORTUNITY TO ACQUIRE FOUR LANDMARK LICENCED PREMISES



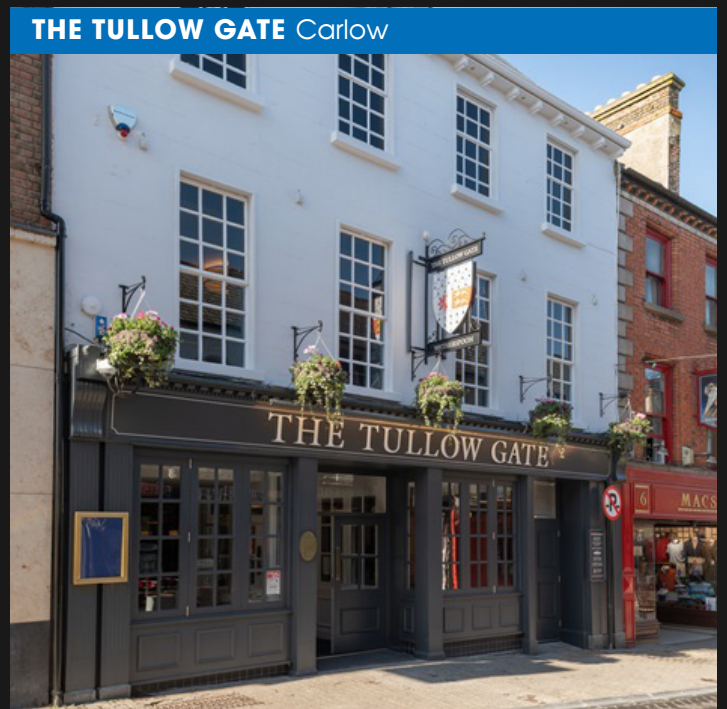
THE LINEN WEAVER Cork city



AN GEATA ARUNDEL Waterford city



FORMER CARBON NIGHT CLUB Galway city



THE TULLOW GATE Carlow

savills

CBRE

locations



Former Carbon Night Club

19-21 Eglinton Street
Galway city

The Tullow Gate

7 Tullow Street
Carlow

An Geata Arundel

Arundel Square
Waterford city

The Linen Weaver

6-7 Paul Street
Cork city

the opportunity

The JD Wetherspoon Portfolio offers a rare and unique opportunity to acquire four landmark licensed premises occupying exceptional locations in Cork, Waterford, Galway city centres as well as Carlow town centre.

The Linen Weaver, Cork city centre, An Geata Arundel, Waterford city centre and The Tullow Gate Carlow, have each undergone an extensive programme of refurbishment and are presented in exceptional turnkey condition.

The former Carbon Night Club, 19-21 Eglinton Street, Galway, which has the benefit of a grant of planning permission permitting licensed bar/ restaurant also offers considerable scope for development, subject to planning permission.



the process

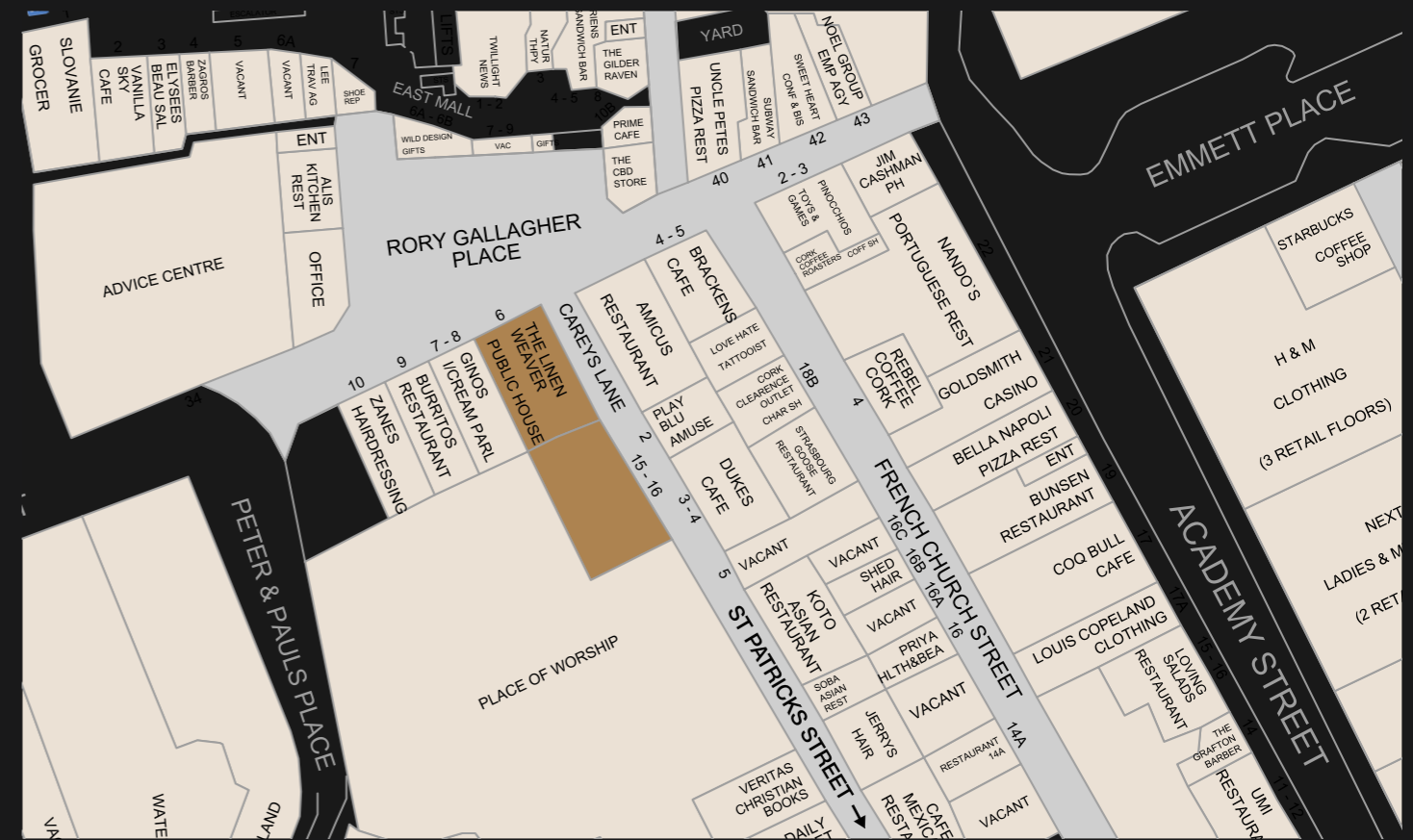
The four properties are being offered for sale in one or separate lots.

Full information is available in the dedicated Data Room.

Access to the Data Room will be granted upon the return of the signed Non-Disclosure Agreement (NDA).

The Linen Weaver

6-7 Paul Street
Cork city



Location

The property occupies a landmark corner on Paul Street in Cork city centre while situated within immediate proximity to Paul Street Car Park and Tesco.

Paul Street runs parallel to Patrick Street with numerous access points along the historic streetscape of the city centre such as French Church Street and Carey's Lane while Opera Lane, Patrick Street, Half Moon Street and Cornmarket Street are all immediately convenient to the property.

Description

The property has undergone extensive refurbishment and presents in exceptional condition throughout. The accommodation provides for extensive ground floor licensed bar, while the upper floors provide for a mix of ancillary storage, office and kitchen accommodation as well as additional customer space and outdoor terrace.

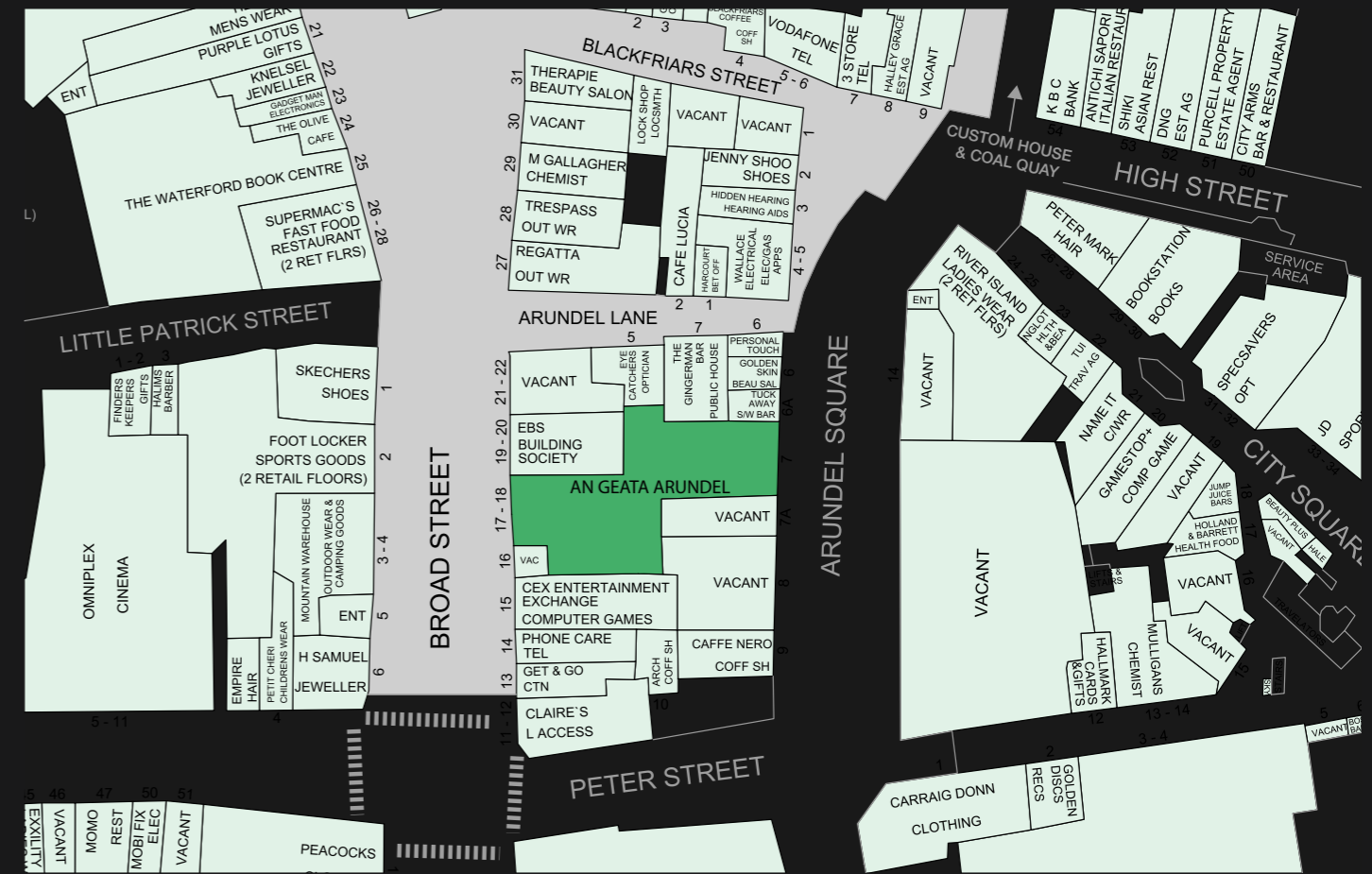
Area Schedule

Floor	Sq ft (GIA)	Sq m (GIA)
Ground	3,822	355
First	3,765	350
Second	3,765	350
Third	1,273	118
Total	12,625	1,173

(all interested parties are specifically requested to satisfy themselves as to the accuracy of the floor areas provide)

An Geata Arundel

Arundel Square
Waterford city



Location

An Geata Arundel is situated in the heart of Waterford city. Arundel Square is the focal point of the city centre. A testament to the calibre of the location is borne out by the quality of nearby occupiers which includes Penneys and Dunnes Stores while City Quay Shopping Centre is immediately convenient to the property.

Description

The property has undergone extensive refurbishment and presents in exceptional condition throughout. The accommodation provides for extensive ground floor licensed bar, while the upper floors provide for a mix of ancillary storage, office and kitchen accommodation as well as additional customer space and outdoor terrace.

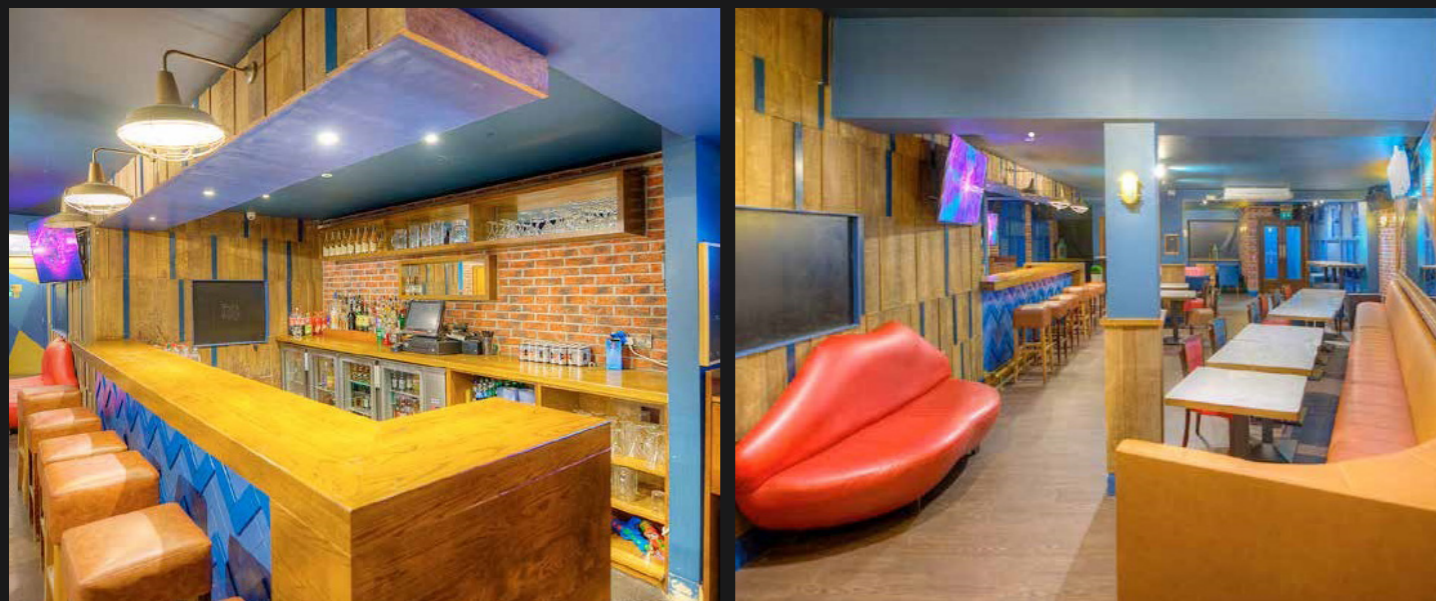
Area Schedule

Floor	Sq ft (GIA)	Sq m (GIA)
Ground	4,886	453.9
First	2,960	275.0
Second	2,238	207.9
Total	10,084	936.8

(all interested parties are specifically requested to satisfy themselves as to the accuracy of the floor areas provide)

Former Carbon Night Club

19-21 Eglinton Street
Galway city



Location

A bustling prime city centre location in the heart of Galway city, the subject property is prominently located on Eglinton Street, adjacent to Shop Street, St. Francis Street, Williamsgate Street and Eyre Square in Galway city centre.

The general location is commercial in nature with a mix of adjacent retail, offices and restaurant uses. Nearby occupiers include the GPO and Brown Thomas.

Description

While not currently trading, the property provides for an extensive ground floor incorporating bar, night club, smoking area, and ancillary accommodation.

The upper floor provides for additional ancillary back-office accommodation. Direct service access to the property is available via Mary Street.

Planning/ Development

Planning permission was granted by Galway City Council in March 2023 for a change of use from night club to licensed premises and restaurant. Galway City Council Planning Ref 22/206.

The property is being offered with full vacant possession and offers scope for a range of development opportunities subject to planning permission.

Area Schedule

Floor	Sq ft (GIA)	Sq m (GIA)
Ground	7,412	689
First	3,132	291
Total	10,544	980

(all interested parties are specifically requested to satisfy themselves as to the accuracy of the floor areas provide)

The Tullow Gate

7 Tullow Street
Carlow



Location

The Tullow Gate occupies a prominent location in the centre of Carlow, which is a bustling town and home to the Southeast Technological University. Adjacent occupiers also include Carlow Shopping Centre and Tesco.

Description

Having undergone extensive refurbishment, the property provides for a bar and serving area on the ground floor, with a keg store, kitchen and ancillary storage at basement level. First floor comprises of a mix of customer seating and feature terrace with ancillary office accommodation. Second floor provides for additional office and outdoor accommodation.

Area Schedule

Floor	Sq ft (GIA)	Sq m (GIA)
Basement	3,808	354
Ground	5,154	479
First	3,591	334
Second	1,078	207.9
Total	13,631	1,266

(all interested parties are specifically requested to satisfy themselves as to the accuracy of the floor areas provide)

Further Information

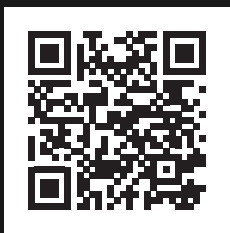
TUPE

Under TUPE legislation the vendors obligations to the existing employees will transfer to the purchaser on completion of the sale.

BER



Data Room



Click or scan QR code
to visit Data Room



All Fixtures & Fittings included in the sale and available in the Data Room

Viewing strictly by prior and accompanied appointment



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