



The Thatch Café Bar, Grannagh Castle, Waterford. X91W243.

Asking Price

€400,000

- Unique opportunity to acquire a turn-key business
- Fully fitted premises trading very successfully
- Extensive property with excellent facilities and ample on-site parking
- Significant turnover with excellent growth potential
- Potential to extend trading hours significantly
- Excellent location on the N25 Waterford to Limerick Road
- Close to Waterford City and extensive hinterland including Kilmacow and Carrigeen

PSRA Licence Number: 002015



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DESCRIPTION

Situated on the banks of the river Suir at the historic Grannagh Castle, 'The Thatch Cottage Cafe' is a beautifully restored traditional Irish thatched pub, steeped in history and tradition. The premises was fully renovated and sympathetically refurbished in 2002, and operated as a highly successful bar serving food. The Thatch Pub was acquired by its current owners in 2014 and a new concept was born for a food orientated eatery with passion and emphasis on locally sourced, farm fresh ingredients that are prepared, cooked and baked on site every day, presented in a stylish traditional cottage style premises. This highly successful concept has resulted in a thriving business, while further significant potential exists to expand the scope of the business with more focus on alcoholic drinks trade by opening late evenings and night time, and capturing the lucrative Sunday trade. The property occupies a significant site area of 0.75 acres with an extensive car park, paved patio area, and raised terrace with bench seating, and also offers the potential to for extending the main building. The premises is in excellent condition throughout extending to c.2,000 sq.ft. with modern catering equipment, furniture and fittings. This turn-key premises oozes appeal with its traditional rustic décor, varnished wooden floors, extensive painted wood work and panelling, vaulted ceilings and exposed timber beams.

LOCATION

Located just 2 miles from Waterford City on the N25 Waterford to Limerick Road, The Thatch Café Bar is in pivotal location with a large catchment area and being within a short distance of both Kilmacow and Carrigeen villages. The location of this superb café/bar premises has been enhanced by the opening of the new River Suir crossing and bypass, now linking the Waterford to Cork, Dublin and Rosslare roads, just minutes from The Thatch Café Bar

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

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ACCOMODATION

Main Bar	18.25 x 5.05
Restaurant/Dining Area	8.77 x 4.67
Commercial Kitchen	7.66 x 3.50
Dry Goods Store, office.	4.14 x 2.00
Ladies, Gents and Wheel chair access toilets	
Cold Room, and extensive store areas.	

SERVICES

The property benefits from both mains and private well water supply. Waste water services are provided via mains sewage with the additional benefit of access to a private waste water treatment facility.

Title

Freehold. Folio WD KK8196



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