The Old Punch Bowl

116 Rock Road · Booterstown · Co Dublin

Long Established (1779) Traditional Landmark
South Suburban Licensed Premises

For Sale by Private Treaty as Going Concern

On the Instructions of the Vendors who are retiring from the trade after 40 years (the last 23 in The Old Punch Bowl)

Morrissey's Lisney

ANT
THE OLD PUNCH BOWL

PRIVATE FUNCTION ROOM
FOOD SERVED
BAR & RESTAURANT

BOOTERSTOWN AVENUE
ROCK ROAD
DART STATION

Features

- Opportunity to acquire a renowned long-established traditional style 7 day licensed premises enjoying a prominent trading position on the Rock Road at it's junction with Booterstown Avenue and directly opposite Booterstown Dart Station and car park extending to approx. 483 sq.m. GIA and comprising a well-appointed "Old World" style licensed premises in 3 sections at ground floor level together with the requisite storage and service facilities
- This accommodation is augmented by an excellent self-contained restaurant / function room (Seaview Suite) at first floor level with its own service facility including a roof top smoking area
- Outside the property is complimented by an excellent enclosed beer garden

Description

The Old Punch Bowl (first licensed in 1779) offers a unique opportunity for a discerning purchaser to acquire a landmark traditional "Old World" 7 day licensed premises and restaurant situated in the heart of the densely populated south suburb of Booterstown and Blackrock strategically located opposite Booterstown Dart Station and Car Park.

The Old Punch Bowl enjoys a prominent trading position on the corner of Booterstown Avenue and Rock Road on one of the main arterial routes connecting Dublin City Centre with the affluent South East suburbs.

Dublin City Centre 7km; Stillorgan 3km; Blackrock 2km; Ballsbridge 3km; Dun Laoghaire 4.5km; Dundrum 5.5 km.

The Old Punch Bowl presents an excellent opportunity to acquire one of South Dublin's premier licensed premises capable of increasing the existing business.

Accommodation

Description	GIA (Approx. SQM)
Ground Floor	318
Bar in 3 sections	
Ladies Cloakrooms	
Gentleman's Cloakrooms	
Staff areas	
Beer store cold room	
First Floor	165
Separate access	
Restaurant / Function room (Seaview Suite)	
Ladies and Gentleman's toilets	
Fully fitted kitchen	
Staff changing and w.c.	
Total	483

Outside	83
Ground Floor Level Beer Garden	
First Floor Roof Smoking Area	

Details

Title: Freehold

Licence: Ordinary 7-day Publicans licence

RV: €125,000

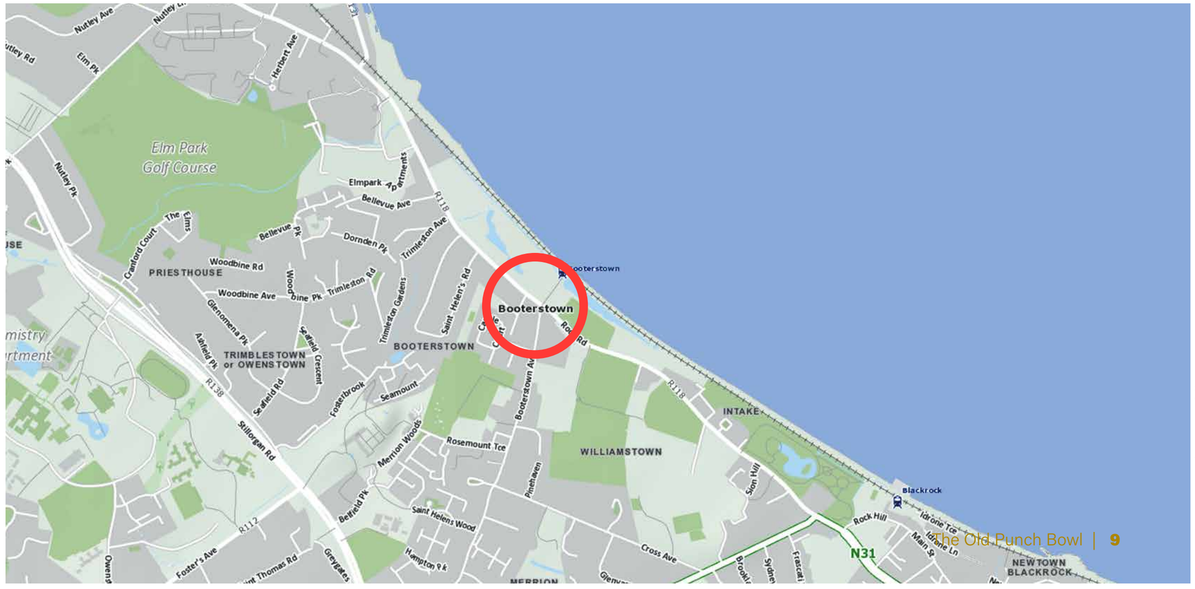
RV Multiplier: 0.1673

Rates Bill: €20,912.50

Signage Income: €20,000 per annum

Location Maps

Not To Scale - For Identification Purpose Only



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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.