

# The Old Punch Bowl

116 Rock Road • Booterstown • Co Dublin

Long Established ( 1779 ) Traditional Landmark  
South Suburban Licensed Premises



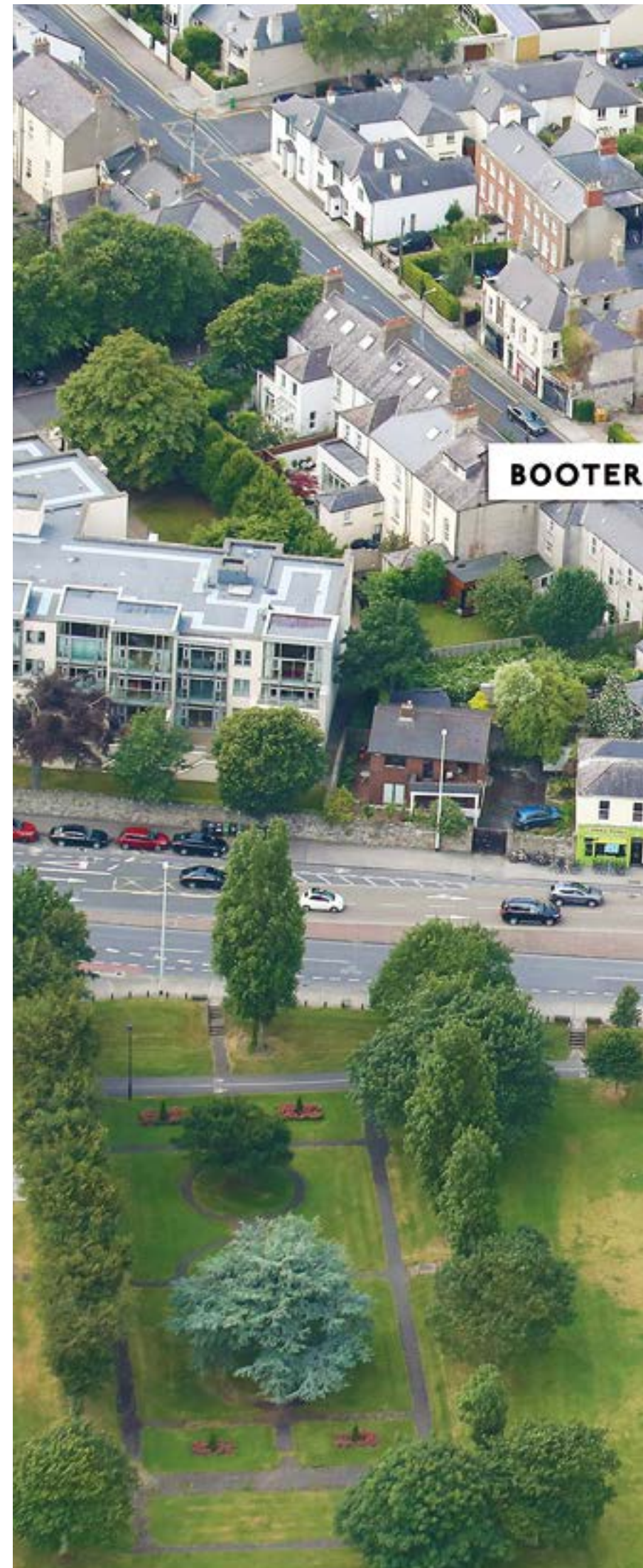
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## For Sale by Private Treaty as Going Concern

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









An aerial photograph of a residential street intersection. A red outline highlights a specific building at the corner. The building is a two-story structure with a yellow facade and a dark roof. It is situated at the intersection of a street labeled 'STOWN AVENUE' and another street labeled 'ROCK ROAD'. The surrounding area includes other residential buildings, a parking lot, and a body of water in the foreground.

**STOWN 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 incorporating substantial built in Bain Marie & hot-food services, together with the requisite storage and service facilities
- This accommodation is augmented by an excellent private self-contained restaurant / function room (Seaview Suite) at first floor level enjoying seperate access and complimented by its own bar and service facilities including a roof top smoking area & dumbwaiter service lift
- 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

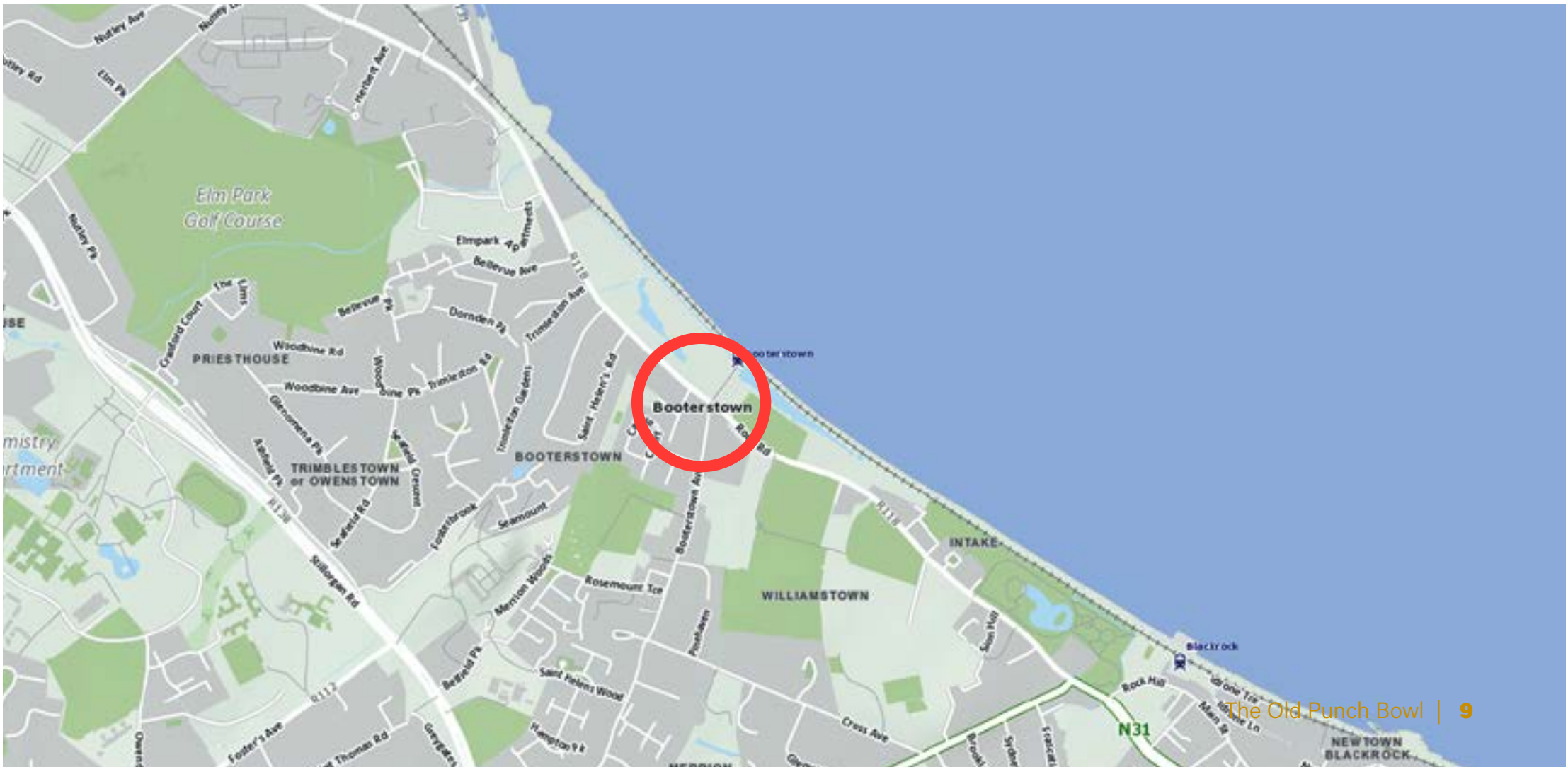






# Location Maps

Not To Scale - For Identification Purpose Only





# The Old Punch Bowl

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