

**FOR SALE**  
BY PRIVATE TREATY

**EXTENSIVE, PURPOSE-BUILT  
LICENSED PREMISES COMPLEX**  
SITUATED ON A BUSY MAIN THOROUGHFARE  
ON A SITE OF C.0.39 HA / 0.96 ACRES  
CLOSE TO THE CENTRE OF DROGHEDA



THE THATCH

# LOCATION



The Thatch licensed premises occupies a commanding trading position on Donore Road, Drogheda, Co. Louth. The extensive licensed premises is situated just a short distance from Junction 9 of the M1 Dublin to Belfast motorway and is just c.3 kms from the centre of Drogheda. The property is surrounded by both residential and commercial properties and is situated in an area which is earmarked for further considerable residential development.

Drogheda is a busy town located just c.43kms from Dublin with a population of 44,135 (Census, 2022). Because of its excellent road and rail access, Drogheda has become a commuter town and has witnessed considerable residential and commercial developments over the past decade. Vast swathes of land are earmarked for further developments which is likely to see the local population grow exponentially.



# DESCRIPTION

The Thatch is a purpose-built two storey over basement licensed premises which extends to c.1,855 sq. m / 19,967 sq. ft. Constructed in 2007 on a site of c.0.39ha / 0.96 acres, the accommodation briefly comprises a well-appointed ground floor lounge bar and public bar complete with a replica wall of the original Thatch pub. Both the bar and lounge bar are fitted out in a traditional style with feature fireplace and traditional bar fixtures and fittings. In addition, there are fully tiled and well-presented customer toilets. To the rear of the ground floor is The Grange function room, a self-contained function

room with a capacity of 100 people. To the front of the building is The Thatch Restaurant which is fitted out in a modern style with capacity for approximately 80 covers. Directly beside the restaurant is a fully fitted and equipped catering kitchen. The ground floor also contains a self-contained retail unit currently vacant.

On the first floor there are two function rooms, a serving kitchen area with a large dumbwaiter, along with stores, offices and a roof smoking area (accessed from the main function room).



In the basement there is vast cellar area with a keg lift to a large cold room and multiple storage areas. The entire property is presented in very good condition throughout.

Outside, there is car parking for approximately 60 cars. To the front of the property there is the original Thatch licensed premises which dates to 1840 and which is a Protected Structure. The thatched roof of this building has been repaired and upgraded in recent years but the interior of the property requires refurbishment and is no longer in use as a pub.

# FLOOR PLANS

FLOOR	SQ. M.	SQ. FT.
GROUND	807	8,687
FIRST	668	7,190
BASEMENT	380	4,090
<b>TOTAL</b>	<b>1,855</b>	<b>19,967</b>



## GROUND FLOOR

- BAR
- LOUNGE BAR
- THE GRANGE FUNCTION ROOM
- THATCH RESTAURANT
- CATERING KITCHEN
- RETAIL UNIT



## BASEMENT

- CELLAR COLD ROOM
- STORES
- KEG LIFT
- DUMBWAITER

## FIRST FLOOR

- 2 FUNCTION ROOMS
- SERVING KITCHEN
- OFFICES, STORES
- CUSTOMER LIFT
- ROOF TERRACE

THE THATCH

# THE BUSINESS

The Thatch licensed premises, restaurant and hospitality complex is a long-established, family run, licensed premises which has been developed over the years to provide state of the art catering and hospitality facilities.

The property enjoys extensive road frontage to Donore Road which is one of the main routes to Drogheda town centre from the M1 Dublin to Belfast motorway. It enjoys a high-volume food and drink business and has built up an enviable reputation for the quality of its food drink and service. The sale of The Thatch offers an excellent opportunity to acquire a well-managed licensed premises complex with the scope to substantially exploit its business potential.



## SITE AREA

The property occupies a site area of 0.39ha / 0.96 acres and under Louth County Council is zoned TU (Transport and Utilities and WL (White Land) - land designated for future development (often employment related) but currently has no specific active zoning objective.

### KEY BENEFITS



**EXTENSIVE LICENSED PREMISES COMPLEX IN EXCELLENT CONDITION**



**SITUATED ON BUSY MAIN THOROUGHFARE TO DROGHEDA TOWN CENTRE**



**DENSELY POPULATED RESIDENTIAL AREA**



**BUSY COMMERCIAL / INDUSTRIAL OCCUPIERS NEARBY**



**SUBSTANTIAL ANNUAL DRINK AND FOOD BUSINESS WITH GROWTH POTENTIAL**



**EXCELLENT BUSINESS OPPORTUNITY**

## LICENCES

Full seven-day publican's licence.  
Restaurant certificate.

## FIXTURES, FITTINGS & EQUIPMENT

An inventory of fixtures, fittings and equipment included in the sale is available on request.

## SERVICES

All mains services are available to the property.

## SOLICITOR

TALLANS SOLICITORS LLP MS. SHEILA COONEY

New Town Centre  
Ashbourne, Co Meath

**P:** +353 1 835 2027  
**E:** ashbourne@tallans.ie

## VIEWING

Strictly by appointment with the sole selling agent  
BDM Property.



29 Dawson Street,  
Dublin 2, Ireland.  
PSRA Number: 003571

## FOR FURTHER INFORMATION PLEASE CONTACT:

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## TUPE

The Thatch is offered for sale as a going concern and the purchaser will be required to comply with current TUPE legislation on employee transfer.

## SERVICES

All mains services are available to the property.

## TITLE

We are advised the property is held freehold.

## BER



**BER Number:** 801125295

**Energy Performance Indicator:** 461.01/kWh/m2/yr 0.92



**DISCLAIMER:** These particulars are for guidance only and do not form part of all or any contract. Whilst every care has been taken in their preparation, we do not hold ourselves responsible for any inaccuracies. They are issued on the understanding that all negotiations will be conducted through the sole selling agent BDM Property. We do not guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and other details contained herein and any prospective purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them. BDM Property Licence No. 003571.