

THE GRANGE BAR & RESTAURANT, GRANGE ROAD, DOUGLAS, CORK. T12 XY81

FOR SALE - BY TENDER - 4th DECEMBER 2025

**Cohalan
Downing**



OWNER OCCUPIER/ INVESTMENT/ ASSET MANAGEMENT POTENTIAL



ABOUT THE PROPERTY

Substantial building extending to 6,500 sq.ft (604 sq.m) approx.

Profile Site of 0.54 acres (0.22ha) approx. with over 90 ft (28 metres) of frontage to the Grange Road (R851)

Immaculate Bar & Restaurant premises with ample car parking and long established trades

Significant volumes of daily passing traffic with excellent access and connectivity to multiple main arterial routes

Ample scope and potential to grow the business or perhaps utilise such a strategic location for alternative uses (spp).

Available with Vacant Possession of the Bar and an existing occupier in the Restaurant.



LOCATION

The Grange Bar is situated in the heart of the sprawling residential suburb of Grange with significant frontage to the Grange Road (R851). Positioned some 5kms south of Cork City, 2 kms south west of Douglas Village and 2 kms south east of the Kinsale Road Roundabout and South Link Road network (N40). This strategic location provides enviable connectivity to all of Corks main arterial routes.

The immediate surrounding environs comprises a mix of established residential neighbourhoods with over 1,000 Residential dwellings located within a 1km radius of the property providing a readily established catchment for future business growth.

Adjoining commercial occupiers include Aldi, Ryan's SuperValu, O'Sullivan's Pharmacy, Boylesports, Matson's Wine Store, Camile Thai, Dinos and Beantown Café.

DESCRIPTION & ACCOMMODATION

- > The property comprises an imposing detached single storey licenced premises which is currently laid out as a spacious bar & lounge to the front with a restaurant area to the rear.
- > The overall extends to some 6,500 sq.ft (604 sqm), is presented in immaculate condition throughout having traded successfully for several decades as The Grange Bar and Restaurant.
- > As the owners are now contemplating retiring after many years of service, the property will be available with vacant possession of the Bar and an existing occupier in the Restaurant section, t/a Khor Asian & Chinese Cuisine (**further details available on request to identified parties**).
- > This single storey premises is laid out with an impressive bar counter, lounge areas, snugs, dining area, commercial kitchen, ancillary stores, staff quarters, customer toilets, etc.
- > The offering also incorporates cold stores/ keg room, patron smoking area and a managers office located to the rear.
- > Held under freehold folio CK1450F, the property occupies an expansive site of some 0.54 acres (0.22 ha) approx. with over 90 ft (28 metres) of frontage to the Grange Road, an abundance of car parking to the front and side and a secure yard to the rear which has also been used as an external courtyard for patron use.
- > The strategic location of the property is emphasised by the significant growth in population of the surrounding area in recent years thanks to a series of new housing developments, public realm improvements and investment in infrastructure and connectivity.
- > The location is governed under the Cork City Development Plan 2022-2028 with a zoning designation of **“ZO 08, Neighbourhood and Local Centres”** which has a zoning objective *“to protect, provide for or improve local facilities”*.

Accommodation**	Sq M	Sq Ft
Grange Bar	482.63	5,195
Khor Restaurant	121.24	1,305
Total Approx.	603.87	6,500



**Intending purchasers are specifically advised to verify floor areas & undertake their own due diligence.





THE PROCESS

The property is offered For Sale by way of **Tender** and all Tenders must be submitted in writing using the Tender document provided through the vendors solicitor. All interested parties are invited to submit their formal Tender no later than **12 noon on Thursday 4th December 2025** (the “**Tender Date**”). Tenders may be submitted to the offices of RDJ Solicitors who have carriage of sale on behalf of the vendor marked **Grange Bar**. Valid tenders are to be accompanied by a Bank Draft payable to RDJ Solicitors reflecting 10% of the Tender amount. You are fully responsible for the safe and timely delivery of your Tender whether in hard copy format or sent by e-mail and tenders submit after the deadline may not be considered.

Following submission of your Tender it will be reviewed by the Vendor, their solicitor and advisors. We may request further information from you before a decision is made. If your Tender is accepted it is a **binding contract** and **completion** of the sale shall take place on or before the **30th January 2026**, unless otherwise agreed.

The vendor will not be bound to accept the highest or indeed any Tender submitted for the Property. The vendor reserves the right at their discretion at any time:

- ♦ To sell the Property to any party.
- ♦ To amend, vary, suspend or discontinue the sale of the Property or any part thereof.

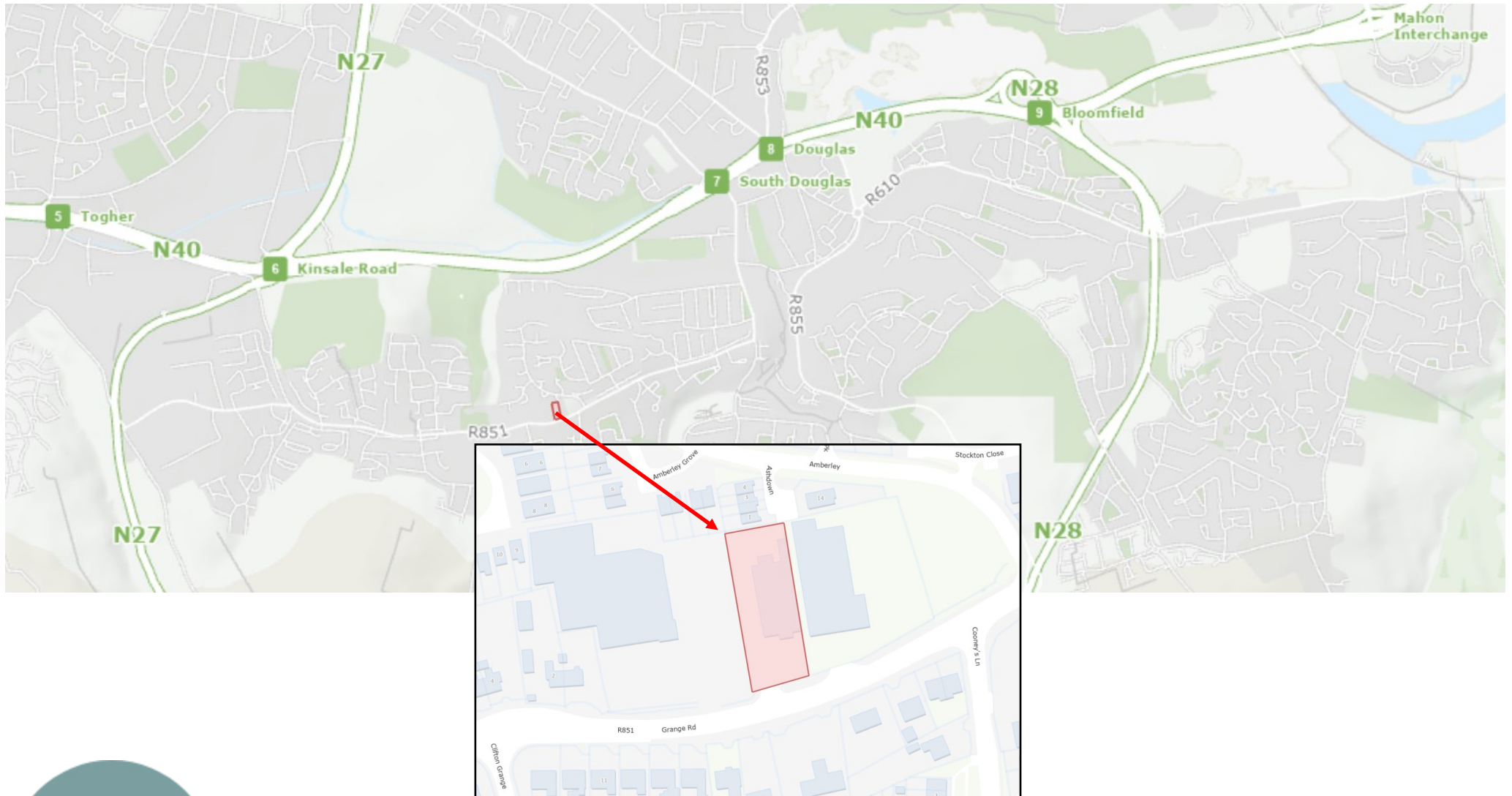
All parties engaged in the process do so at their own cost and risk, regardless as to whether the process concludes in a sale, and notwithstanding any amendments to the proposed sale process each party shall bear its own costs of any and all due diligence and in respect of the Proposed Transaction.

We have no authority to bind the Vendor and no agreement shall exist or be deemed to exist and the Vendor shall not be bound in connection with the Proposed Transaction and reserves the right to cancel, vary or suspend the Process.

This document is not to be taken as any form of warranty, undertaking or other commitment or obligation whatsoever on the part of the Vendor, nor any of the servants or agents of the Vendor to proceed with the Proposed Transaction. **Further details on this process available from the selling agents, Cohalan Downing.**



LOCATION MAP WITH SITE INDICATED IN RED (Guidance Only)



For Further Information:

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Viewing Strictly by appointment with the sole agent Cohalan Downing.

Cohalan Downing

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Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property. LICENCE NO. 001641

