

DOUGLAS NEWMAN GOOD

Shenanigans Bar & Lounge, Bridge Street, Sligo

Tender Details:

Completed tenders to be returned to the offices of DNG Flanagan Ford, Shell House, Wine Street, Sligo.

No later than 5pm, On Friday 15th June 2018

This is a three storey, new build bar/lounge/restaurant. The property has an overall floor area of circa 7,890sqft (733sqm) over three levels.

The property was newly developed in circa 2007. The floors throughout the building are all concrete flooring with underfloor heating. This underfloor heating is operated through geothermal heating which was installed we understand at considerable expense. We are also advised that there is rainwater harvesting located on site to the rear of the building and that the windows that were installed are all A rated. We are advised that the owners were keen to make this an environmentally friendly property.

There is an additional emergency stairwell exit from first floor on the northern side of the building, however, the principal entrance to the first floor is located on the southern aspect of the building. This is where the lift access is also to all floors.

Basement

â€¢ The basement area is used as a ladies and gents toilet area, however, there is also keg rooms, store rooms and plant room for the building located at this level.

Ground Floor

â€¢ The ground floor area off street level is currently laid out as the main bar for the building. This area is finished with floor tiles which are reclaimed and there are also reclaimed brick features with exposed timber beams and also reclaimed wooden floors. There are a number of raised areas throughout this bar area providing a comfortable seating area, lounge area, etc.

â€¢ The ground floor opens to a generous smoking area to the rear which measures circa 36m².

First Floor

â€¢ At first floor there is a kitchen facility located to the



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rear and the main lounge/restaurant area has a very generous ceiling height with a small mezzanine area located overlooking. There is a lift linking all three floors within the building.

â€¢ There is also a dumb waiter lift from the first floor kitchen area down to the ground floor bar area.

â€¢ The first floor is finished with mostly timber flooring with exposed reclaimed brick features on the walls and the ceiling as stated is double height to the front of the property and there is a small raised balcony/mezzanine area overhead.

â€¢ At first floor to the rear there are ladies and gents toilet facilities.

Breakdown of Accommodation

Basement

Ladies and Gents Toilet facilities, Plant Room, Keg room, Bottle Store, Dry Goods Store, Office Areas, Cleaning Room. Circa 183 sqm

Ground Floor

This is the main bar area for the building. Circa 275 sqm

First Floor

Large open plan Lounge/Restaurant area complete with mezzanine overhead and Kitchen facility located to the rear. There are also Ladies and Gents toilet facilities at this level. Circa 275 sqm

Total Circa 733 sqm

The above are net internal floor areas and include the stairwells, lift shaft, etc. for the property. It would be up to all potential Purchasers to carry out their own survey to confirm measurements.

Tenure

The property is currently vacant and we understand is held in Freehold Title.

We are instructed to sell the building & are not including

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any contents in this sale.

Bar Licence

We are advised that the Bar Licence is no longer attaching to the property.

Solicitor

Dermot McDermott Solicitor, Union Street, Sligo

For Sale By Tender (Unless Previously Sold) This is a substantial modern bar/restaurant building of circa 7,890ft² (733m²) prominently positioned on Bridge Street in Sligo town centre. The property was newly built in 2007.

Mortgage Information

As brokers for 13 of the lenders, we can provide you with expert advice and source the most competitive mortgage to suit your needs. Please contact Tess Monaghan, Senior Mortgage Advisor, on 071 9159222 or 086 3999062.

Guide Price €400,000

Location: Bridge Street, Sligo Town & Suburbs

Directions: The property is located in Sligo town centre.

ACCOMMODATION

Negotiator: Shane Flanagan
Email Address: shane@dngflanaganford.ie
Contact Number: 071 9159222 or 087 2461062

The above particulars are issued by Flanagan Ford on the understanding that all negotiations are conducted through them. Every care is taken in preparing particulars but the company do not hold themselves responsible for any inaccuracies. All reasonable offers will be submitted to the vendors. These particulars do not form any contract for sale subsequently entered into.

Ordnance Survey Ireland Licence No AU 0049708

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