

Lisney

FOR SALE/TO LET

THE GREEN BARN RESTAURANT & GARDEN CENTRE, YOUGHAL, CO. CORK

BER B3 D1



021-427 5079

- Modern purpose built restaurant approx. 372 sqm (4,006 sqft) with dining area for 110 patrons
- Garden centre/showroom approx. 1,021 sqm (10,991 sqft) with substantial external display areas
- Total site area of approx. 2 hectares (4.94 acres)
- Excellent on-site parking facilities
- Strategic location just off the N25 main Cork/Waterford Road approx. 7km west of Youghal
- High profile site with large volume of daily passing traffic





LOCATION

The property is situated on the N25 main Cork/Waterford Road approximately 7km west of Youghal, 4km east of Killeagh Village and approximately 44km east of Cork city.

Youghal is located approximately 40km east of Cork city and it has a population of approximately 7,794 in the town and environs (2011 Census). Youghal serves the immediate and surrounding hinterland as a residential, employment, tourist and service location. It is a heritage town situated at the mouth of the River Blackwater and overlooking Youghal Harbour.

THE PROPERTY

The property comprises two detached commercial buildings including a restaurant and garden centre/showroom situated on a site extending to approximately 2 hectares (4.94 acres). The secure site is fully finished with central tarmacadamed entrance driveway with landscaped/lawned areas and tarmacadam parking area for approximately 115 cars in total.

Restaurant

The modern purpose built restaurant extends to approx. 4,000 sqft and is contained in a single storey detached property with external patio seating area to the front and single storey extension to the rear laid out with ancillary staff and storage accommodation. The restaurant is fully fitted and is laid out with entrance foyer, reception with service counter, two open plan seating areas with total capacity for approximately 110 patrons, ladies and gents toilets, commercial kitchen fully fitted with stainless steel working areas, cold rooms and staff utility and storage area.

Garden Centre

The garden centre/showroom comprises approx. 10,991 sqft and is contained in a mainly single storey building with mezzanine incorporated in the main retail/showroom section and warehouse storage unit attached with concrete/hardcore surfaced enclosed yard to the side. There is a canopy to the front of the main building extending to approx. 8,000 sqft situated over concrete surfaced display area and there is an uncovered concrete display area extending further north of the canopy.

ACCOMMODATION

Restaurant

Floor	Description	Sqm	Sqft
Ground	Entrance Foyer & Reception Area	73.2	788
	Seating Areas	224.6	2,418
	Commercial Kitchen & Stores	74.4	800
	Total	372.2	4,006

Garden Centre

Floor	Description	Sqm	Sqft
Ground	Showroom	661	7,172
	Warehouse/Storage	192	2,067
	Mezzanine	168	1,803
	Total	1,021	10,991

RENT

Restaurant: €30,000 p.a exclusive.

Garden Centre/Showroom: €28,000 p.a exclusive.

SERVICES

All main services are connected to the property.

SALE PRICE

The entire: €500,000.

BER INFORMATION

Restaurant

BER: B3

BER No: 800472169.

EPI: 615.48 kWh/m²/yr.

Garden Centre

BER: D1.

BER No: 800329187.

EPI: 1,023.15 kWh/m²/yr.

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole letting agent Lisney.

For further information please contact:

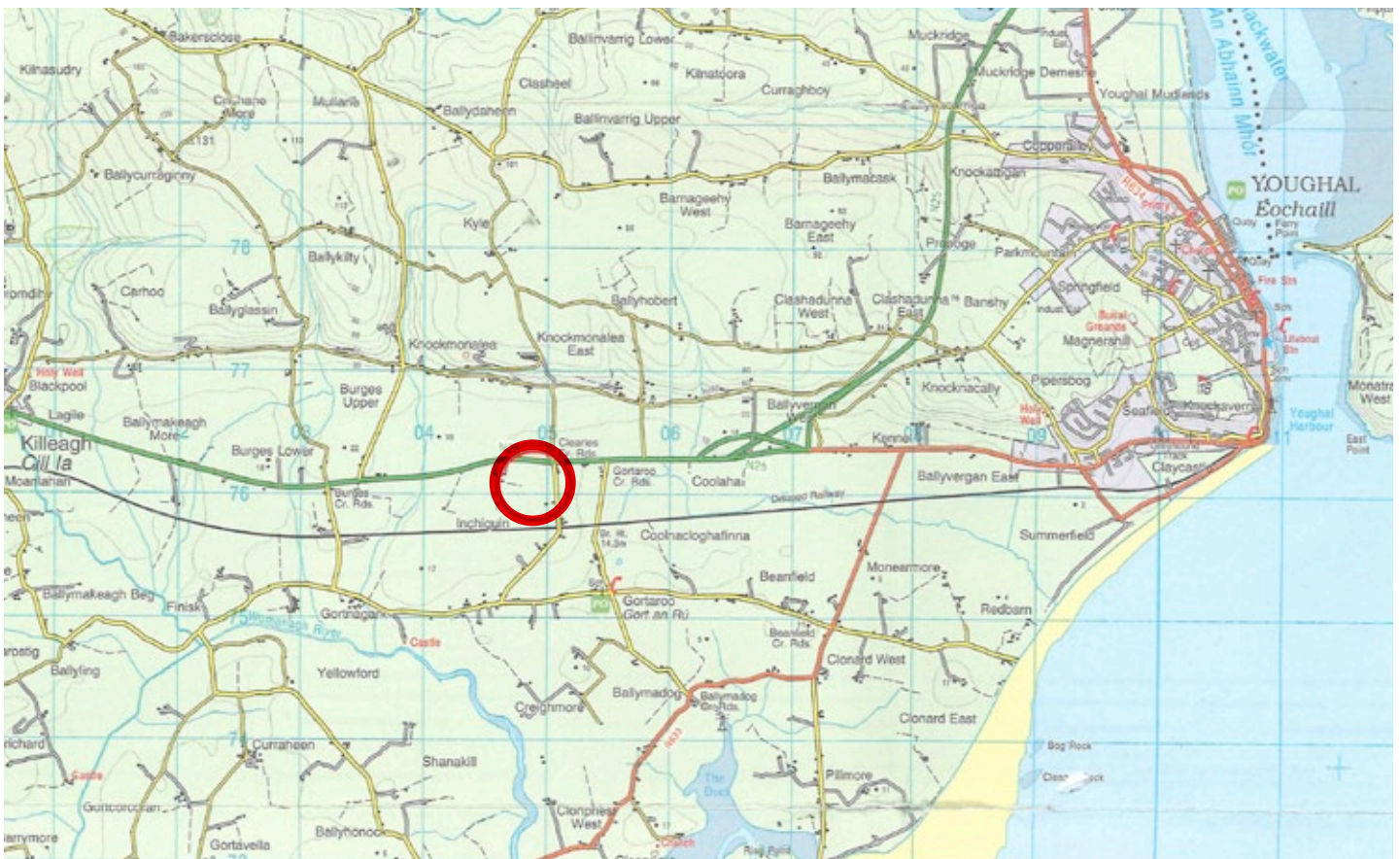
David McCarthy 021-427 5079

dmccarthy@lisney.com

Nicholas O'Connell 021-427 5079

noconnell@lisney.com





Ref: CKC37622

CORK OFFICE

1 South Mall, Cork.
Tel: +353 21 427 5079
Fax: +353 1 638 2706
Email: cork@lisney.com

OTHER OFFICES

St. Stephen's Green House, Earlsfort Terrace, Dublin 2.
Tel: +353 1 638 2700 Fax: +353 1 638 2706 Email: dublin@lisney.com
1st Floor, Montgomery House, 29-33 Montgomery Street, Belfast, BT1 4NX.
Tel: +44 2890 501 501 Fax: +44 2890 501 505 Email: property@lisney-belfast.com

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