

Well Known Café, Deli & Restaurant

# SEASONS of SKERRIES

11 Strand Street, Skerries, Co. Dublin

**FOR SALE BY PRIVATE TREATY**

On the instructions of our Client who is retiring from the business.



Excellent opportunity to acquire a wonderfully located, fully fitted and equipped “Eatery” in the heart of Skerries Town extending to approx. 191 Sq.m. on the ground and first floor augmented by excellent back of house accommodation and alfresco area 56 Sq.m. to the rear, all accessed via service yard (150 Sq.m.).

# Location / Description

## LOCATION

- Seasons is located in the heart of Skerries Town centre opposite the monument enjoying a prime retail position.
- Skerries is an important North County Dublin coastal town located c. 33 kms North of Dublin City Centre.
- The town is located to the Eastern seaboard of County Dublin and accessed via the M1 Motorway which connects the City Centre with Dublin Airport and the well-established densely populated North-Eastern districts of Swords, Malahide and Balbriggan. Additional transport links servicing the town include both public and private bus connections together with the mainline and commuter rail service.
- Skerries enjoy a resident population of 8,480 persons per the 2016 Census and also serves as a focal point for night-time and weekend activity to the neighbouring town and village centres of Balrothery, Loughshinny, Rush and Lusk.

## THE PROPERTY

Seasons comprises a two storey mid-terraced building with large single storey returns which is currently laid out in a Restaurant, Coffee Shop and Deli, fully fitted and equipped on the ground floor level with excellent seating on the first floor.

This accommodation is complimented by the requisite storage and service facilities.

Seasons also enjoys a courtyard/outdoor seating area. All of the above is augmented by a large enclosed yard at the rear.

## THE OPPORTUNITY

Seasons offers an excellent opportunity to acquire a well known food outlet that is fully fitted and equipped and ready to re-establish the trade enjoyed by the current owner..





# Seasons of Skerries





# Seasons of Skerries





# Accommodation

Licensed Premises		GIA Sq.m. (approx)
<b>Ground Floor</b>		<b>136</b>
Seating Area		
Hostess Station		
Kitchen		
Office		
Stores		
Ladies & Gents Toilets		
Staff Rooms		
<b>First Floor</b>		
Seating Area in 2 Sections		<b>59</b>
<b>Total</b>		<b>191</b>
<b>Outside</b>		
Alfresco Seating Area		<b>55</b>
Enclosed Rear Yard		<b>150</b>

<b>Title:</b>	Unencumbered Freehold / Long Leasehold Title
<b>Licence:</b>	Restaurant Licence
<b>Rateable Valuation 2017:</b>	€18,230.00
<b>Rate Multiplier 2017:</b>	0.1440
<b>Rates Bill 2017:</b>	€2,625.12

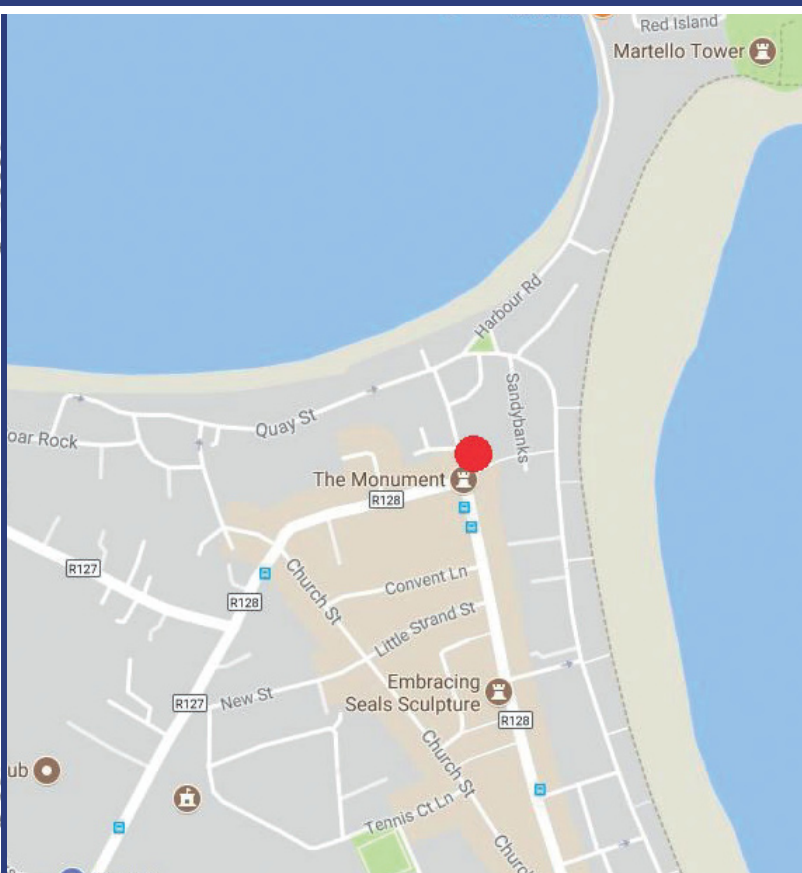
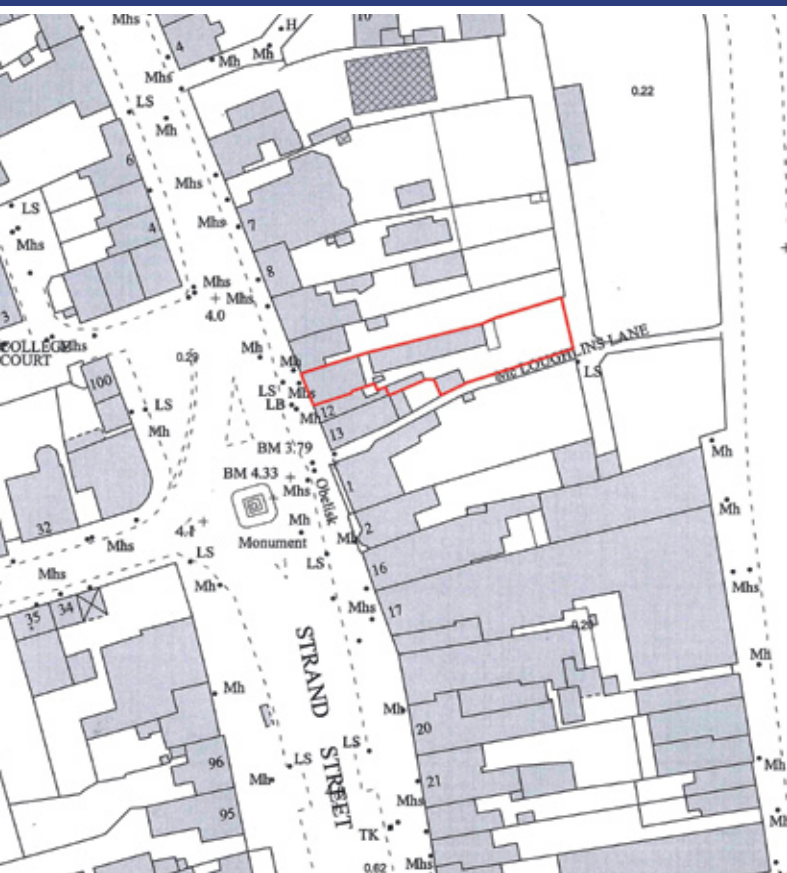


BER Details	BER Rating	BER Number	Energy Performance Indicator kWh/m2/yr
Licensed Premises	D1	800604407	985.96



# Property Boundary, Location & Site Map

Not to Scale (for identification purposes only)



## Site Outline

Viewing strictly by prior appointment with Sole Agent.

Inventory of Furniture & Effects included in the sale available upon request

**Morrissey's** 70 YEARS  
1946 - 2016

## Agents

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