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NO. 8 TAPAS BAR MILL STREET, WESTPORT F28 XW14



BER C3

FEATURES:

- Located in Westport town Centre
- Fully operational and successful Bar/Restaurant
- Extensively refurbished in 2021
- Presented in excellent condition

O' Toole & Co. give notice that these particulars/dimensions, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. All intending purchasers should satisfy themselves by inspection or otherwise as to their accuracy.

PSRA Licence No. 001318

LOCATION

Prominently located on Mill Street in the town centre of Westport. This is a high profile retail location in the heart of one of Ireland's best tourist centres. Nearby occupiers include, The Mariner Hotel, Bank of Ireland together with a number of other bars and shops. There is extensive public parking to the rear.

Westport is a popular coastal town on the Wild Atlantic Way and west coast of County Mayo. A picturesque planned town, Westport is the tourist capital of County Mayo and long renowned as a visitor destination. It has a superb range of shopping, cafés, bars and restaurants together with excellent hotels. Local amenities include Westport House Estate, Championship Golf, Sailing, Fresh & Saltwater Fishing, Croagh Patrick, The Greenway to Achill and a number of excellent Blue flag beaches.

Westport is well connected with road and rail infrastructure being connected to the N5, N59 and main rail with a number of daily services to Dublin act. Knock Airport is within 50 mins drive.

Castlebar 16kms, Galway 76kms, Knock Airport 55kms, Dublin 251kms

DESCRIPTION

A superb self-contained ground floor Bar and Restaurant. Extensively refurbished in 2021, the property has been fitted out to a high standard and is presented in excellent condition throughout. Fully fitted and operational, there is no additional capital expenditure required. The property has full fitted kitchen, toilets and outside dining area to the rear.

SERVICES

The property is connected to all mains services including Sewerage, Water, Electricity, Telecoms, Alarm.

THE BUSINESS

Trading as No 8 Tapas Bar, the business opened in 2020 and has gradually built up an excellent trade. The current owners are retiring and this now presents an excellent opportunity to take the reins of a turn-key business which offers tremendous future business potential.

RATES The property has a current rateable value of €60.00 so the annual rates for 2023 are €4,705.20

TERMS The property is for sale and the asking price is €450,000.

BER – C3 800927915



VIEWINGS AND FURTHER INFORMATION

All viewings are strictly by prior appointment with the sole selling agents. O'Toole & Co. (098) 28000. Contact Gerard O'Toole, gerard@tot.ie

ACCOMMODATION COMPRISES:

Bar and Dining Rooms
Kitchen
Male and Female Toilets
Store Rooms
Rear external dining area

ASKING PRICE - €45,000 per Annum

DIRECTIONS

8 Mill Street, Westport, F28 XW14







