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Estate Agents | Auctioneers | Valuation Surveyors

# FOR LEASE - RESTAURANT (EITHNA'S-BY-THE-SEA) MULLAGHMORE, CO. SLIGO F91 FF24



BER C3

## FEATURES:

- Stunning coastal setting in the scenic village of Mullaghmore
- High profile, fully fitted and operational business
- Established since 1990 and a highly regarded Seafood Restaurant
- Tremendous business with opportunity to significantly increase business revenues
- In excellent condition throughout with limited cap ex for a new owner
- Available on flexible Lease terms

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

The Restaurant is positioned directly overlooking the Harbour in the attractive seaside village of Mullaghmore on the Wild Atlantic Way. This is 26kms north of Sligo 3kms from the main road to County Donegal being the N15. Mullaghmore is renowned for its scenic beauty has long been renowned as a visitor location throughout the year but particular through the spring and summer. It boasts a wonderful sandy beach, rugged shoreline and pretty harbour. There are two local hotels and a large number of private guest accommodation providers together with holiday homes.

Sligo 26kms, Bundoran 15kms, Ballyshannon 23kms, Donegal 44kms, Derry 120kms, Dublin 233kms, Belfast 197

## DESCRIPTION

Comprises an imposing mid terraced building extending to about 300sq.m over ground, first and attic. The original stone built building has been substantially extended to the rear and is well known for its impressive mural across the entire building. Currently comprising a 60 cover licensed restaurant with dining areas at both ground and first floors with very large fully fitted kitchens. In addition at first floor is large area previously used a cookery school. Within the attic is a former 2 bed Apartment but this can only be used for storage. To the rear there is an enclosed courtyard, rear access and a number of storage buildings.

The property is in excellent condition having been extensively fitted out and well maintained by the current owners. A full and detailed inventory of all fixtures and fitting is available on request.

## THE BUSINESS

The business first opened in 1990 and has been mainly continuously run by the present owners throughout this time. They now want to retire and are presenting the opportunity for new owner to take over and put their own unique stamp of the property. The current owners operated the business on hours that suited them and this was limited evening service mainly within the peak summer months. With year round visitors and limited local competition, there would appear to be significant potential to increase the business by breakfast, lunch services and opening year round.

Eithna's-by-the-Sea is a seafood Restaurant which was highly regarded and critically acclaimed. They have 437 reviews on Trip Advisor with an average rating of 4.5 making this one the best reviewed restaurants in County Sligo.

## LEASE TERMS AND CONDITIONS

The property is available to let on a new 5 year Full Repairing and Insuring lease at a rent of €30,000 per annum exclusive of rates and insurance.

**RATES** - The property has a rateable value of €3,990 with an annual rates liability from 1st January 2024 of €963.58.

**VIEWINGS & FURTHER INFORMATION** - Contact Gerard O'Toole, O'Toole & Co, The Mall, Westport, Co. Mayo. (098) 28000 or info@tot.ie

## **ACCOMMODATION**

### **GROUND FLOOR**

**FRONT RESTAURANT** 10.87m x 6.04m

**TOILETS + HALLWAY:** 2.42m x 2.79m

**KITCHEN:** 12.62m x 4.69m  
Very extensive, fully fitted out, 6 gas hobs, hot plate, convection oven, deep fat fryers, wash up area, food preparation area, 2 walk-in fridge/freezers/cold rooms

### **FIRST FLOOR**

**TOP FLOOR DINING AREA:** 10.66m x 12.53m plus 2.51m x 12.38m

**COOKERY SCHOOL:** 5.38m x 10.84m (inclusive of stairwell 3.0m x 4.0 m)

**TOILETS:** 2.48m x 2.64m

### **SECOND FLOOR**

**BEDROOM (1):** Total floor area 4.16m x 10.47m

**BATHROOM:**

**ROOM (1):**

**ROOM (2):**

**ANNUAL RENT - €30,000 exclusive**

## **DIRECTIONS**

F91 FF24





