

**Morrissey's**

**Lisney**

TO LET

LICENSED PREMISES TO LEASE  
FORMERLY T/A EASTERN SEABOARD,  
BRYANSTOWN CENTRE, DROGHEDA, CO. LOUTH

BER C3



01-676 5781

- Modern purpose built Licensed Premises extending to 331 sqm / 3,562 sqft all over ground floor level
- These licensed premises are presented in trading condition and comprise a large contemporary style lounge bar incorporating central marble topped bar counter and two separate dining areas together with large fully fitted commercial kitchen
- Located within the Bryanstown Centre which is a popular Neighbourhood Centre located within a mature residential district to the south east of Drogheda Town
- These licensed premises present an ideal opportunity to re-establish a high volume food and beverage business derived from the densely populated surrounding area



**QUOTING RENT**

€70,000

**LEASE TERM**

Long Lease

**BER DETAILS**

BER Rating C3

Ber No: 800726929

EPI: 991.41 kWh/m2/yr

**FURTHER INFORMATION / VIEWING**

Strictly by appointment with the sole letting agent Lisney.

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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848.



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