

Exceptionally well-appointed traditional style Licensed Premises, Restaurant and Guesthouse

Aherne's Townhouse & Seafood Bar

163 North Main Street, Youghal, Cork

For Sale by Private Treaty as a Going Concern

on the instructions of the Fitzgibbon / Aherne Family who have traded successfully from these premises for three generations and are now retiring from the hospitality trade.



Excellent opportunity to acquire a premium, long established food, beverage and guesthouse business (enjoying membership of the prestigious Ireland's Blue Book) occupying a prominent trading position within the popular coastal town of Youghal that is renowned for its quality product and service offering.



Aherne's comprise an immaculately presented licensed premises and restaurant complimented by townhouse guest accommodation extending to 13 individually appointed bedrooms enjoying traditional feature furnishings.

The premises is a long-established feature of Youghal having been expanded and developed by the Aherne & Fitzgibbon family who have traded here since 1923.



Location

Youghal is a well-known historic seaside town on the South coast of Cork within close proximity to Ballycotton, Midleton, Cobh & only 30 minutes from Cork City. The town acts as a central hub for tourism, commercial and business activity for the surrounding area.

Youghal enjoys a combined urban and rural population per the 2016 census of 7,963 persons bolstered by large volumes of tourists attracted to the district throughout the year.

In recent years Youghal has benefitted from the "Ancient East" Failte Ireland initiative which has followed on from the success of the "Wild Atlantic way". Youghal also benefits from its centrally positioned location between Dunmore East and Cork City creating an excellent tourist location. Tourist attractions in the nearby area include the Fota Wildlife Park, The Jameson Heritage Centre,

The Opportunity

Ahernes Townhouse & Seafood Bar represents an excellent opportunity to acquire a well-established and highly regarded family run business which is pivotally located in the popular coastal tourist town of Youghal.

The entire property has been impeccably maintained and presents excellent potential to capitalise upon the established hospitality, leisure and tourism sector of the East Cork region of Ireland's Ancient East. Furthermore, the business affords scaling potential by expanding on the existing food and beverage trade and converting the upper floor residential accommodation into extra guest rooms.



The Property

Ahernes is a renowned landmark licensed premises and guesthouse complex which has been in operation by the same family for 100 years. The property is laid out with 2 traditional lounge bars, Restaurant, Breakfast room and Residents Lounge complemented by 13 en-suite guest bedrooms which

are individually furnished in a traditional style. The property is exceptionally well fitted throughout and has been maintained to a high standard.

Externally, the property enjoys an impressive beer garden and alfresco dining area which can be utilised throughout the year. Patron car parking is within an enclosed car park with capacity for up to 13 cars.



Accommodation

	SQM
Ground Floor	621
Reception	
Lounge Bar	
Cocktail Bar	
Dining Room	
Breakfast Room	
Ladies, Gents & Disabled Toilets	
Kitchen & Wash	
Kitchen Stores & Prep	
Residents Sitting Room	
3 Guest Bedrooms	
First Floor	679
10 Guest Bedrooms	
Total	1,300

Outside

Al-fresco sheltered Area & Beer Garden
 Surface level car parking (approx. 13 cars)
 Stores incl Glass House & Herb Garden

TITLE

Title	Freehold
Licence	Publicans Licence (7-Day Ordinary)
Hotel Registration	Fáilte Ireland registered 4 Star Guesthouse

COMMERCIAL RATES

Rateable Valuation	€ 215.86
Rate Multiplier (ARV)	76.99
Rates Bill 2023	€16,619.06

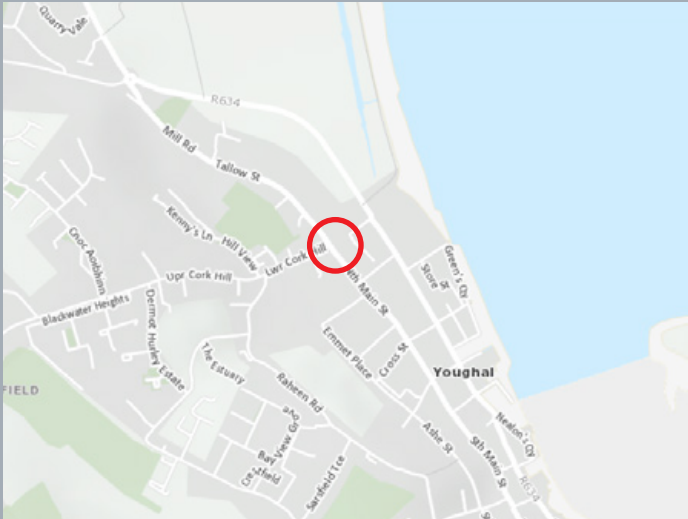
BER DETAILS

BER: C2 | EPI: 871.26 kWh/M2/yr



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FURTHER INFORMATION / VIEWING

Strictly by prior appointment only with the Sole Selling Agents.

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

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Lisney
COMMERCIAL REAL ESTATE

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.