

FOR SALE

Reddy's
67 Tullow Street, Carlow, Co. Carlow

Lisney

COMMERCIAL REAL ESTATE



66

Morris

Lisney

COMMERCIAL REAL ESTATE



ABOUT THE PROPERTY

Reddy's is the oldest pub in Carlow having been in operation for over 250 years

The current owners have successfully operated the premises for three generations and are now retiring from the trade

Benefits from a sustained high volume turnover

Highly regarded premises with a reputation for providing a quality product offering

Substantial property with an ideal trading position fronting onto Tullow Street

Extensive beer garden and car parking facilities

Has the benefit of two excellent fully fitted commercial kitchens

LOCATION

Reddy's Bar and Restaurant enjoys an excellent central trading position within the core of Carlow Town fronting onto Tullow Street and immediately adjacent to Carlow Shopping Centre. The town has a population of approximately 25,000 and benefits from a strong industrial base with leading manufacturing, engineering and software companies including MSD Carlow, Burnside Autocyl and Netwatch employing over 1,000 people in highly skilled positions.

Carlow is also home to the South East Technological University (Formerly CIT), a third level University with an estimated 11,000 Students.

In recent years Carlow has benefited from the "Ancient East" Failte Ireland initiative which has followed on from the success of the "Wild Atlantic way". Attractions include Carlow Castle, Brownshill Dolmen and the Delta Sensory Gardens.

THE PROPERTY

Reddy's is a renowned bar and restaurant which has been in operation for over 250 Years. The property is laid out with a traditional lounge bar, restaurant, and function room to ground floor level. The first floor comprises of a function room with a former living room, dining room and office. The second floor comprises 7 former bedrooms.

Externally the property enjoys the benefit of an impressive beer garden to the rear.

The property is situated in a spacious enclosed site with a substantial tarmacadam car park to the rear.

THE OPPORTUNITY

Reddy's represents an excellent opportunity to acquire a long established, well regarded and high-volume food driven business that benefits from a prominent central trading position in Carlow Town. The property extends to in excess of 10,000 sq.ft with extensive car parking affording considerable scope to build on the existing levels of business.

ACCOMMODATION

Reddy's Bar and Restaurant	Approx SQM GIA
Ground Floor	560
Front Bar & Rear Lounge	
Patron Toilet Facilities	
Kitchen and Main Carvery, Snack Kitchen and Wash up (in addition to main kitchen)	
40-Seater Restaurant	
25/30 seat private Function Room	
Grounds	
Walk in Cold room	
Walk in Freezer	
Stand alone 2 storey Store building	
Keg store	
Bottled Gas Store	
Car park	
First Floor	345
Function Room	
100 Guest Seating	
Dance Floor	
Patrons Toilets	
Full Bar facilities for Function Room	
Main preparation and Functions Kitchen	
Walk in Cold Room	
Staff Changing Room Toilet	
Former Dining Room and Drawing Room	
Office	
Spirits Store	
Bathroom (5 rooms)	
Second Floor	77
7 former Bedrooms	
Excellent alfresco eating area/beer garden	
TOTAL	982



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TITLE

Freehold

LICENCE

Publicans Licence (7-Day Ordinary)

COMMERCIAL RATES

Rateable Valuation €63,000
Rate Multiplier (ARV) 0.2700
Rates Bill 2023 €17,010

BER INFORMATION

BER D1

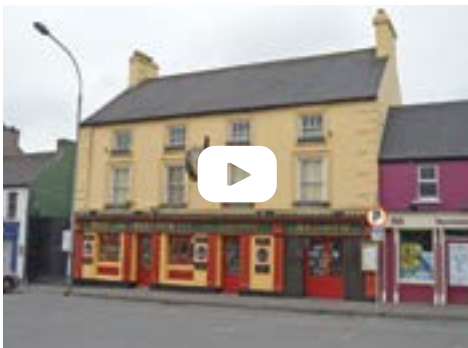
ACCOUNTANT

O' Sullivan, Scanlon, Brazil
Cleaboy Business Park
Waterford | X91 FW6D

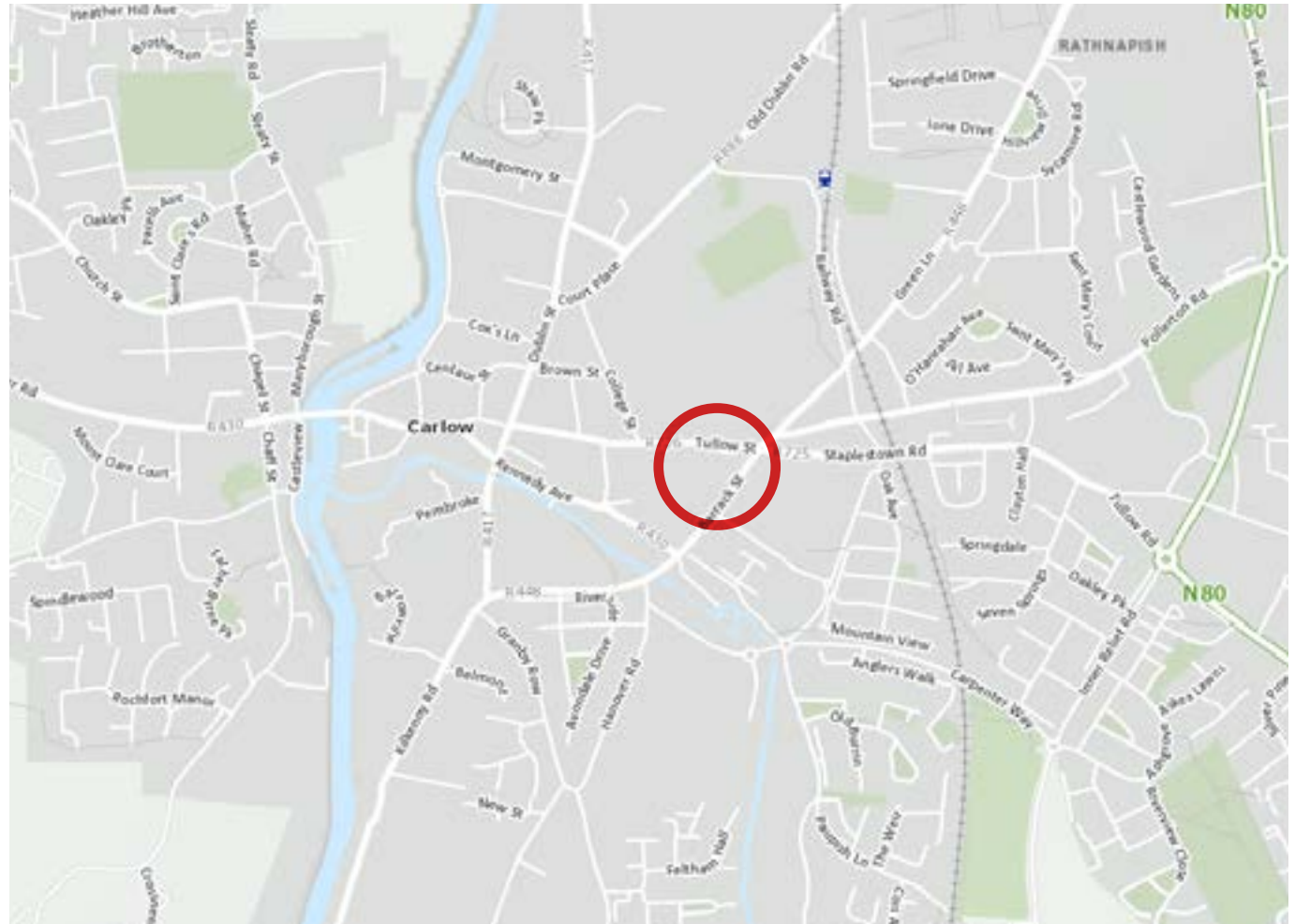
SOLICITOR

Messrs Ensor O' Connor, Enniscorthy, Wexford

VISIT US



LOCATION MAP



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For further information:

Strictly by prior appointment only with the Sole Selling Agents.

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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.

