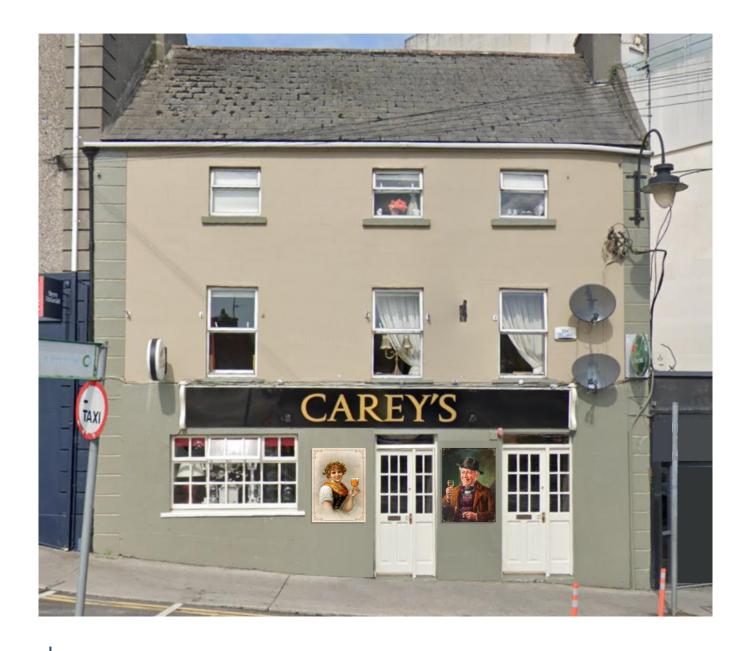
For Sale

Asking Price: €775,000





Carey's Pub, 38 Mardyke Street, Athlone, Co. Westmeath, N37 AP95

sherryfitz.ie





Description:

FINE LICENSED PREMISES WITH STRONG TRADE.

Carey's Bar, Mardyke St, Athlone... is a well-known and very popular licensed premise located in the heart of Athlone town. It is renowned for its ambience and friendly atmosphere and It has a strong drinks-only business with daytime, evening time and nighttime trade from both locals and visitors. The premise which is currently trading very well is a family-run pub that has been in the same family for many decades.

It is presented in excellent condition throughout, is being sold as a going concern with all equipment and has a covered-in smoking area to the rear.

Located immediately adjacent to Sheraton Hotel and is also the closest pub to St. Mary's Church making it a popular location for funerals refreshments post weddings, and private christenings. Overhead is livina accommodation which includes a sitting room, kitchen, three bedrooms, bathroom and an office.

It has all stores and cooling rooms necessary for the successful running of a good drinks business.





Special Features & Services:

- Very popular family-run pub.
- Excellent location in the heart of Athlone town centre.
- Immediately adjacent to the Sheraton Hotel.
- Presented in very good condition.
- Living accommodation overhead.

Accommodation:

Pub area - 275 sq. m approx. Ground Floor:

Bar 8.00m x 4.85m (26'3" x 15'11"):

Bar / Lounge 7.30m x 6.90m (23'11" x 22'8"):

Lounge 4.44m x 3.20m (14'7" x 10'6"):

Prep. Room 4.80m x 3.72m (15'9" x 12'2"):

WC 2.50m x 2.00m (8'2" x 6'7"):

WC 2.50m x 2.10m (8'2" x 6'11"):

Storage 5.36m x 2.60m (17'7" x 8'6"):

Beer Garden 7.40m x 6.70m (24'3" x 22'):

Lounge 6.46m x 4.20m (21'2" x 13'9"):

Residential area - 110 sq. m approx.

First Floor

Sitting Room 5.20m x 3.30m (17'1" x 10'10"): **Bedroom 1** 3.34m x 2.80m (10'11" x 9'2"):

Kitchen 5.00m x 3.20m (16'5" x 10'6"):

Bathroom 3.00m x 2.10m (9'10" x 6'11"):

Second Floor

Bedroom 2 2.80m x 2.78m (9'2" x 9'1"):

Bedroom 3 5.20m x 3.30m (17'1" x 10'10"):

Bedroom 4 2.80m x 1.98m (9'2" x 6'6"):

BER: G. BER No. 800905655

Garden:

The premise has a covered smoking area to the rear as well as a fully private beer garden.

Directions:

Located in the heart of Athlone town on Gleeson Street. Immediately adjacent to the Sheraton

Hotel and only two minutes walk from Athlone train and bus station.











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