

# For Sale

Asking Price: €775,000

Sherry  
FitzGerald  
O'Meara



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

[sherryfitz.ie](http://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 the Sheraton Hotel and is also the closest pub to St. Mary's Church making it a popular location for refreshments post weddings, funerals and christenings. Overhead is private living 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.





**NEGOTIATOR**  
**Dermot O'Meara**

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