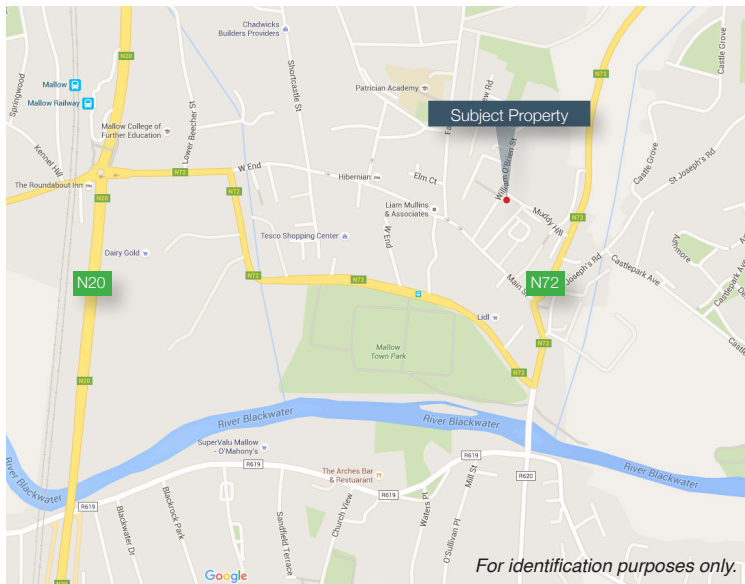


For Sale by Private Treaty

Former Fitzpatrick's Bar, 18 William O'Brien Street, Mallow, Co.Cork. c. 331 sq. m. (3,562 sq. ft.)



- Well located property previously traded as bar and restaurant
- Current layout includes a bar and a former restaurant
- The sale does not include a 7-day Drinks Licence
- The property extends to 331 sq. m. (3,562 sq. ft.)
- Price on application



Location

Mallow is one of County Cork's most important large towns and the administrative capital of north Cork, with a population of c.12,000 and a catchment of 70,000 people. The local road and rail network ensures Mallow is well connected and a focal point reaching out to Cork City in the south, Limerick and Galway to the north and Killarney and Tralee to the east.

The property is located at the top of William O'Brien Street within close proximity to Market Square Shopping Centre and Mallow Main Street.

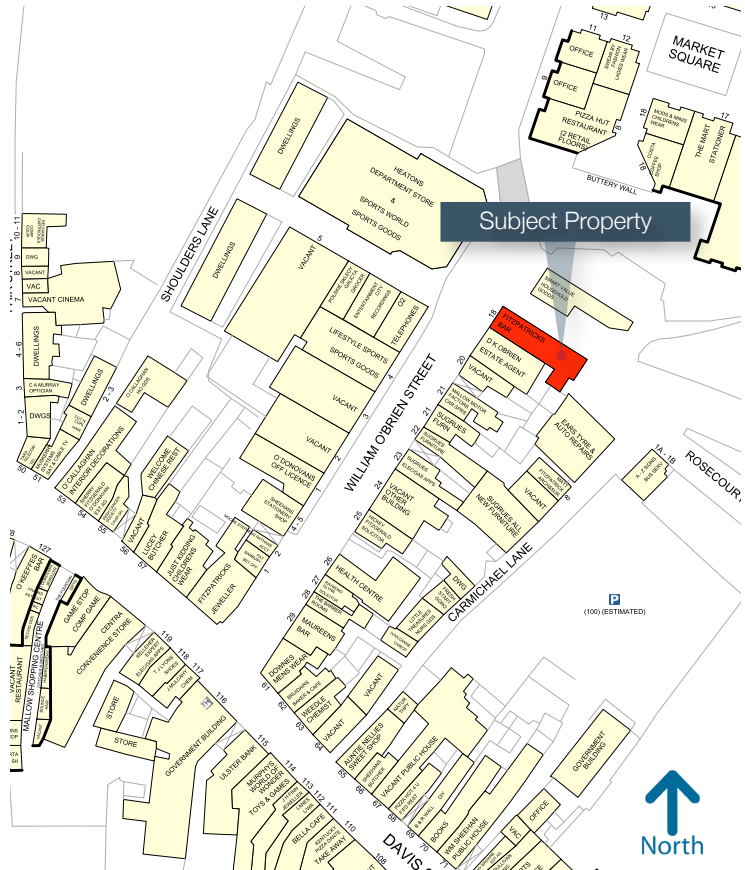
Description

This property consists of an end of terrace former licenced premises laid out over three floors. The main bar is accessed directly from William O'Brien Street. This portion of the building consists of a front and rear bar with male and female toilets located to the rear on the lower ground floor. There is a small yard/smoking area to the rear with storage facilities.

The first floor is currently laid out as a restaurant. The second floor/attic area has male and female toilets, staff toilet and four storage rooms.

Accommodation

Floor		Sq. m.	Sq. ft.
Ground floor	Ground floor main bar	144.42	1,554
First floor	First floor bar/restaurant/kitchen	138.28	1,488
Second floor	Office/back of house	48.31	520
Total		331	approx. 3,562



Not to scale. Approximate outline only.

Title

Freehold

Viewings

Strictly by appointment with sole sales agent.

7-Day Drinks Licence

Not included.

BER

C1

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