

For Sale

Asking Price: €299,500

Sherry
FitzGerald
Talbot



Jack Harty's Licenced Premises, Main St,
Toomevara, Co. Tipperary, E45 YY01

BER C2

BER G

sherryfitz.ie



Sale of a well-established residential/licensed premises together with large rear garden with vehicular access 0.082 ha (0.20 acre) . Superbly situated in one of in Toomevara village. This Premises enjoys a steady local and passing trade yet offers potential for further expansion and development (subject to planning permission). It has been maintained to exacting standards throughout and will undoubtedly commend itself to the most discerning.

Lot 1- Residential/ Licenced Premises together with yard & rear garden.

Lot 2- Plot comprising ha at rear with vehicular access.



Accommodation

Entrance Hall 1.3m x 1.1m (4'3" x 3'7"): with tiled floor

Bar/Lounge 13.5m x 5.3m (44'3" x 17'5"): with teak counter, maple floor, brick fireplace with open fire

Gents 2.6m x 2.0m (8'6" x 6'7"): tiled with 3 urinals & w.c. cubicle.

Ladies 2.4m x 2.0m (7'10" x 6'7"): tiled with 2 w.c. cubicles.

Living Accommodation

Entrance Hall 2.8m x 1.8m (9'2" x 5'11"): with stairs to overhead accommodation

Kitchen/Dining/Living 9.4m x 3.7m (30'10" x 12'2"): with oak fitted units, oil fired range, electric hob, oven, velux window

First Floor

Living Room 5.7m x 3.6m (18'8" x 11'10"): with cast iron fireplace with solid fuel stove

Bedroom One 3.6m x 3.0m (11'10" x 9'10"): with built in wardrobe

Bedroom Two 3.7m x 3.15m (12'2" x 10'4")

Bedroom Three 3.6m x 3.0m (11'10" x 9'10"): with hot press

Bathroom 2.8m x 2.16m (9'2" x 7'1"): tiled with bath, electric shower, wc and handbasin





Special Features & Services

Mains water, sewerage, electricity, oil fired central heating, telephone & broadband.

Garden

Large rear garden with vehicular access.

BER

Residential - G BER no: 113900955

Commercial - C2 BER no: 800795577





Directions

Situated in Toomevara village opposite Toomevara Post office.





NEGOTIATOR

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