

THE
WELCOME INN
BAR

BUTTEVANT, CO. CORK



FOR SALE BY PRIVATE TREATY

savills

BER B1

THE OPPORTUNITY

- Rare opportunity to acquire a fully fitted turnkey licensed premises and off-licence with residence overhead
- Prime position on the Main Street in Buttevant with frontage onto the N20 main Cork/Limerick Road
- Long established licensed premises with successful trading history
- Property extends to approximately 300.91 sq m (3,239 sq. ft)



LOCATION

The Welcome Inn is located on the Main Street in the North Cork town of Buttevant which is situated approximately 12km north of Mallow and 14km south of Charleville.

The Welcome Inn has excellent frontage and profile onto the busy N20 main Cork/ Limerick Road. The town of Buttevant has a population of approximately 970 people (Census 2016) but serves a much wider rural hinterland.

The larger towns of Mallow and Charleville are employment centres with notable large employers including Dairygold, Kerry Group, Kostal, Lidl's Munster Distribution Centre, EPS and Barry Group.

LOCATION KM TO BUTTEVANT

CORK CITY
45km

LIMERICK CITY
54km

MALLOW
12km

CHARLEVILLE
14km





DESCRIPTION

The Welcome Inn is a long established licensed premises which has traded successfully for many years. The property comprises a two storey mid terrace fully fitted turnkey licensed premises with substantial residence at first floor level. The building extends in its entirety to approximately 300.91 sq m (3,239 sq. ft).

The property is situated on a large, L shaped site with secure rear yard, outbuildings and the benefit of access to the rear for deliveries.

The bar area extends to approximately 177.94 sq m (1,915 sq ft) and includes fully fitted bar/ lounge, separate pool table area, ladies/ gents/ disabled customer toilets. To the rear is a sizeable split-level beer garden and covered canopy area. The bar is fitted with a surround sound system, multiple television screens and overhead projector.

To the front of the bar is a small separate off-licence area. The property also includes a snug seating area which is not currently in use. To the rear of the bar with additional access to the rear yard is a storage area fitted with a refrigerated keg store which services 12 keg lines.

The generously sized residence extends to approximately 122.97sq m (1,324 sq ft) and comprises 4 bedrooms, bathroom, private office, kitchen/ dining area and living room with insert stove. The first floor has electric panel radiator heating. The residence benefits from private access from the Main Street.

The property is fitted out to a high standard throughout with an alarm, CCTV system, ceiling fans, solid fuel stoves and oil fired central heating.

ACCOMMODATION

	Sq m	Sq ft
Ground Floor (Bar)	177.94	1,915
First Floor (Residence)	122.97	1,324
Total	300.91	3,239



TURNKEY LICENSED PREMISES

AND OFF-LICENCE WITH
RESIDENCE OVERHEAD



PRIME POSITION

ON THE MAIN STREET WITH
FRONTAGE ONTO THE N20





TITLE

We understand the property is held Freehold.

RATES

Rateable Valuation	€50
Rate Multiplier	74.75
Rates Bill 2018	€3,737.50

PRICE

On application

VIEWING

Strictly by appointment through the sole selling agents, Savills

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SOLICITOR

David J. O'Meara & Sons Solicitors

Bank Place, Mallow, Co. Cork

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FURTHER INFORMATION

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