

**The Mon's Bar, Lisacreasig, Kilnamarytra, Macroom, Co.  
Cork P12 WC53****021 427 77 17**[www.cdacork.com](http://www.cdacork.com)

- > This property on 1.06 acres is in need of refurbishment and upgrading and has not traded since 2020.
- > 7 Day Licence
- > Total overall floor area - 395 sq.m / 4,255 sq.ft
- > Premises Yard - 204 sq.m / 2,200 sq.ft
- > Being sold with vacant possession

**FOR SALE BY PRIVATE TREATY**

### Description:

The property comprises a two-storey detached former public house with living accommodation and four en-suite guest bedrooms. There is also a single storey element to the building which is currently in use for storage purposes.

The bar comprises a lounge and a billiards area, service counter, male and female toilets, external covered smoking area, storage and back kitchen. The bar is in reasonable condition considering it hasn't been trading since 2020.

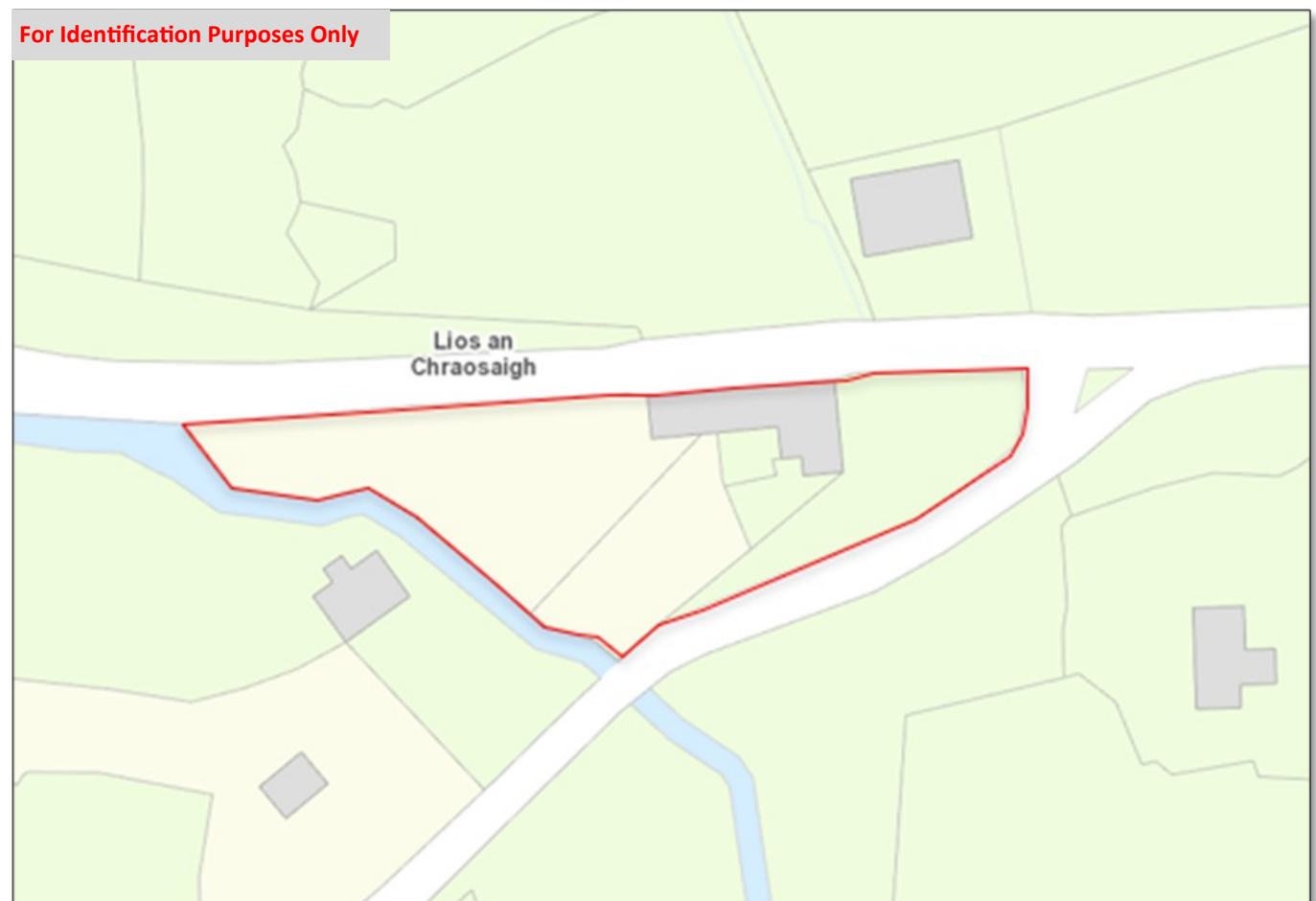
Situated to the rear of the pub is separate residential accommodation which on the ground floor comprises kitchen/dining room and a home office/utility. The first-floor accommodation consists of three bedrooms, living room, store and bathroom.

The guest bedrooms are accessed by a door to the front of the building and consist of four double en-suite bedrooms. These have not been used for a number of years and would require refurbishment if they were to be offered as commercial guest bedrooms in the future.

### Accommodation:

Floor	Use	Area (sq m)	Area (sq ft)
Ground	Bar, Toilets, Storage shed, back Kitchen	208.7	2,246
Ground	Private quarters – kitchen & utility/office	29.2	314
First	Bedrooms, store and owners living room	157.4	1,695
Total		395.3	4,255

*\*\*All intending purchasers are specifically advised to verify the floor areas and undertake their own due diligence.*







**Solicitor:** Mr Jack Purcell, Michael Purcell & Son LLP, 33 Main Street, Macroom, Co.Cork, Ireland.  
**P)** 026-41614

### Viewing:

Strictly by prior appointment with Sole Agents;

**Maurice Cohalan**

**Email:** mcohalan@cohalandowning.ie

**Phone:** 021-4277717

**John Corbett**

**Email:** jcorbett@cohalandowning.ie

**Phone:** 021-4277717

Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property. LICENCE NO. 001641