

For Sale

"Daly's Public House", Off Licence & Warehouse/Yard

Bridge Street, Boyle, Co. Roscommon. F52 X458

DOUGLAS NEWMAN GOOD
DNG

**IVAN
CONNAUGHTON**



Price Region: Price on Application

DNG Ivan Connaughton is delighted to present to the market "Daly's Public House", Off Licence & Warehouse/Yard, a landmark property prominently positioned in the heart of Boyle town. This long established licensed premises presents a rare opportunity to acquire a thriving town centre property together with a substantial rear warehouse and yard enjoying independent access.

The property is offered in two lots:

Lot 1 – "Daly's Pub" & Off Licence with 7 Day Publican's Licence

Lot 2 – Warehouse & Yard (independent access via laneway)

Lot 1 - "Daly's Pub" & Off Licence with 7 Day Publican's Licence

Daly's Pub is a substantial and character filled licensed premises extending to approximately 2,427 sq.ft, offering a rare blend of traditional charm and commercial flexibility in a prime town centre setting. As a long standing public house in Boyle, Daly's has historically served as a community focal point - a meeting place for local trade, sporting discussion, family celebrations and social gatherings.

A central feature of Daly's Pub is its established and well-presented off-licence operation, positioned prominently at the front of the property with direct Main Street access and strong visual presence.

Daly's off licence should be viewed not as an ancillary drinks counter, but as a structured, quality-focused wine and spirits retail space with scope for continued development as a recognised specialist drinks outlet within the town.

In addition to the main ground floor licensed premises, the property also benefits from a substantial first floor level which is currently utilised for storage but offers clear potential for conversion to residential accommodation once refurbished. Importantly, as the first floor is not presently in habitable condition and would require renovation works, it may qualify for the Vacant Property Refurbishment Grant, subject to eligibility criteria and application approval. The upstairs accommodation is extensive in scale and spans the footprint above the pub. Its proportions and ceiling height provide a strong framework for reconfiguration.

Lot 2 - Warehouse & Yard (independent access via laneway)

To the rear of the property lies a substantial warehouse (c. 3,766 sq.ft) and yard extending to c. 0.30 acres, accessed independently via a laneway. This element of the property transforms the overall holding from a traditional pub sale into a genuine mixed use commercial opportunity. It provides immediate storage or alternatively stand alone commercial use or redevelopment potential (subject to planning permission)

Occupying a prime position along Boyle's main thoroughfare and backing onto the River Boyle, the premises benefits from excellent street presence and strong passing trade. Boyle is a thriving heritage town in north Co. Roscommon, situated along the River Boyle and within easy reach of the N4 Dublin-Sligo route. The property is surrounded by established businesses, residential developments, and strong footfall. Local attractions including King House, Lough Key Forest Park, and Boyle Abbey contribute to year round visitor activity.

Properties with this depth of identity and established reputation rarely come to market, particularly with dual licensing capability and town centre prominence.

Viewing comes highly recommended.

For further details, contact DNG Ivan Connaughton on 090-6663700



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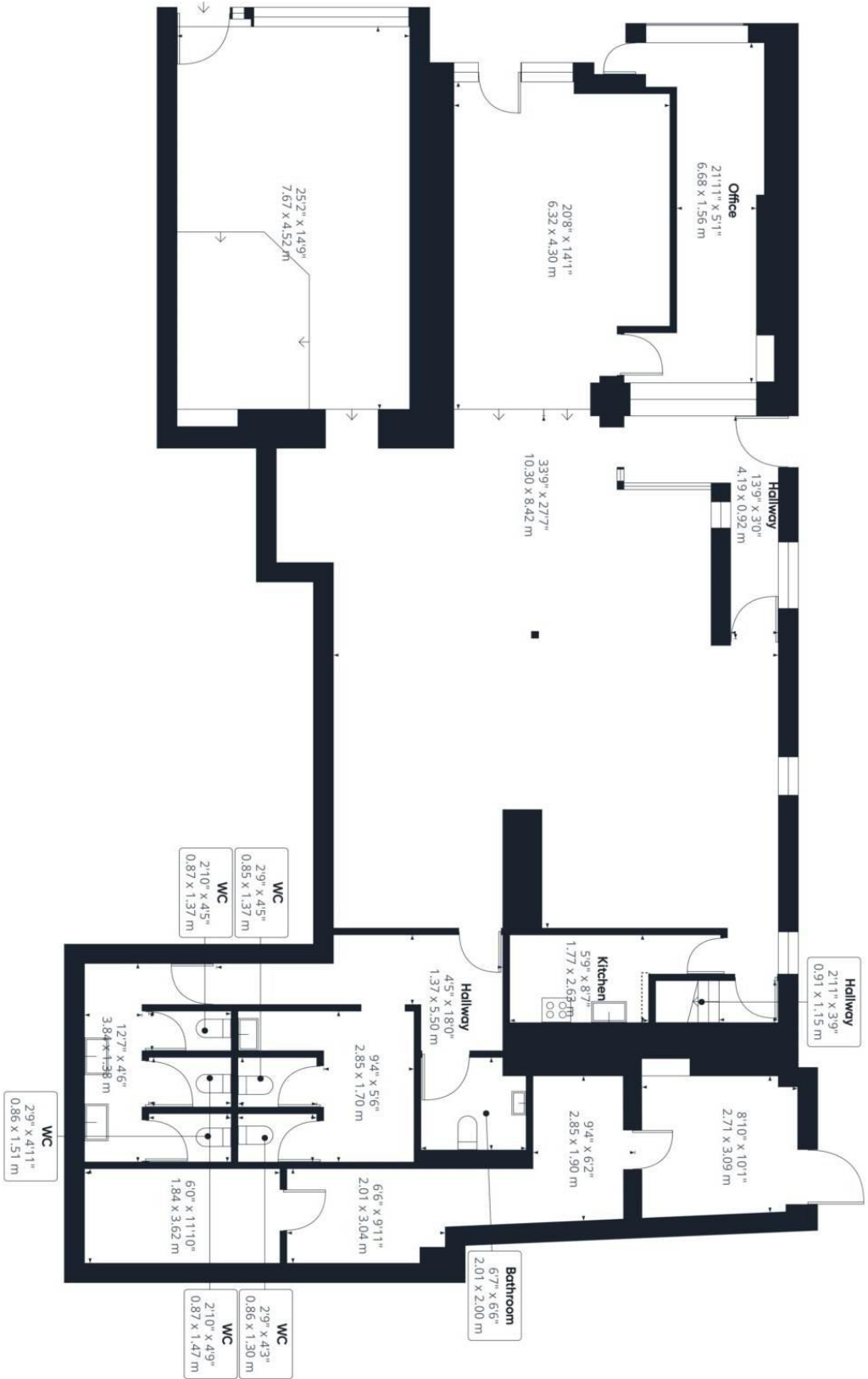


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Floor 0 Building 1



Approximate total area⁽¹⁾
2427 ft²
225.3 m²

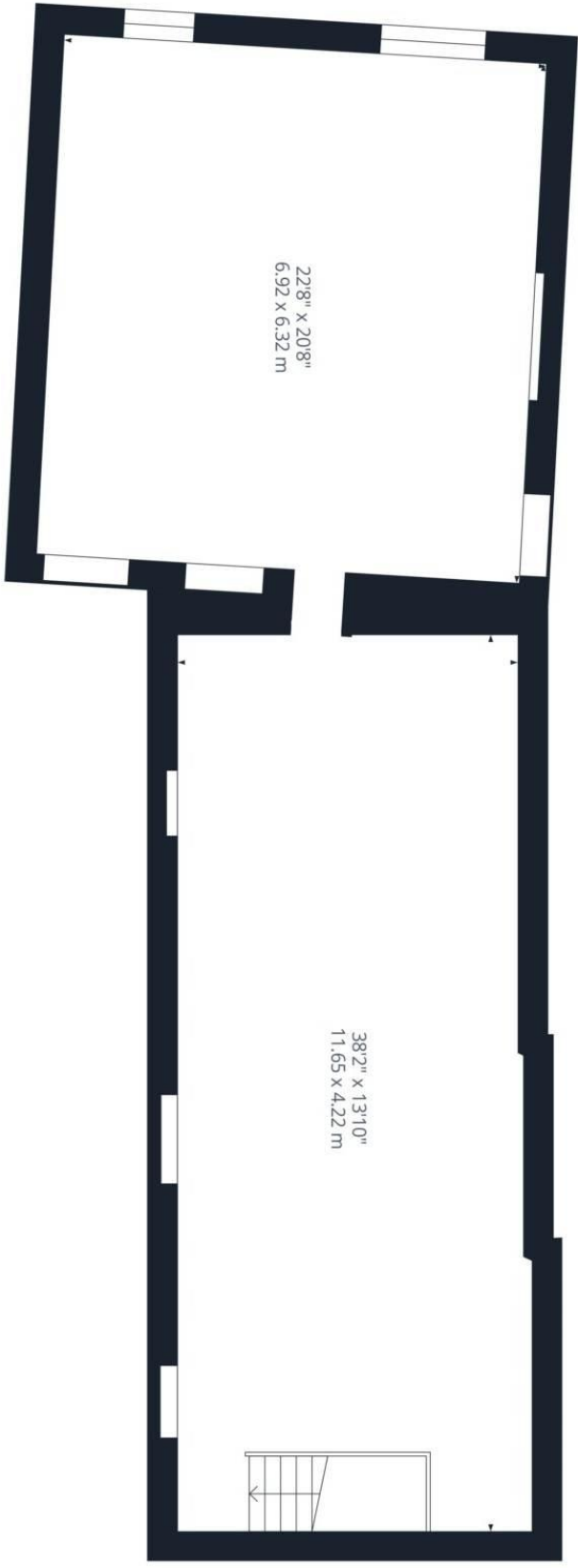
Reduced headroom
2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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22'8" x 20'8"
 6.92 x 6.32 m

38'2" x 13'10"
 11.65 x 4.22 m



Approximate total area⁽¹⁾

1009 ft²
 93.8 m²

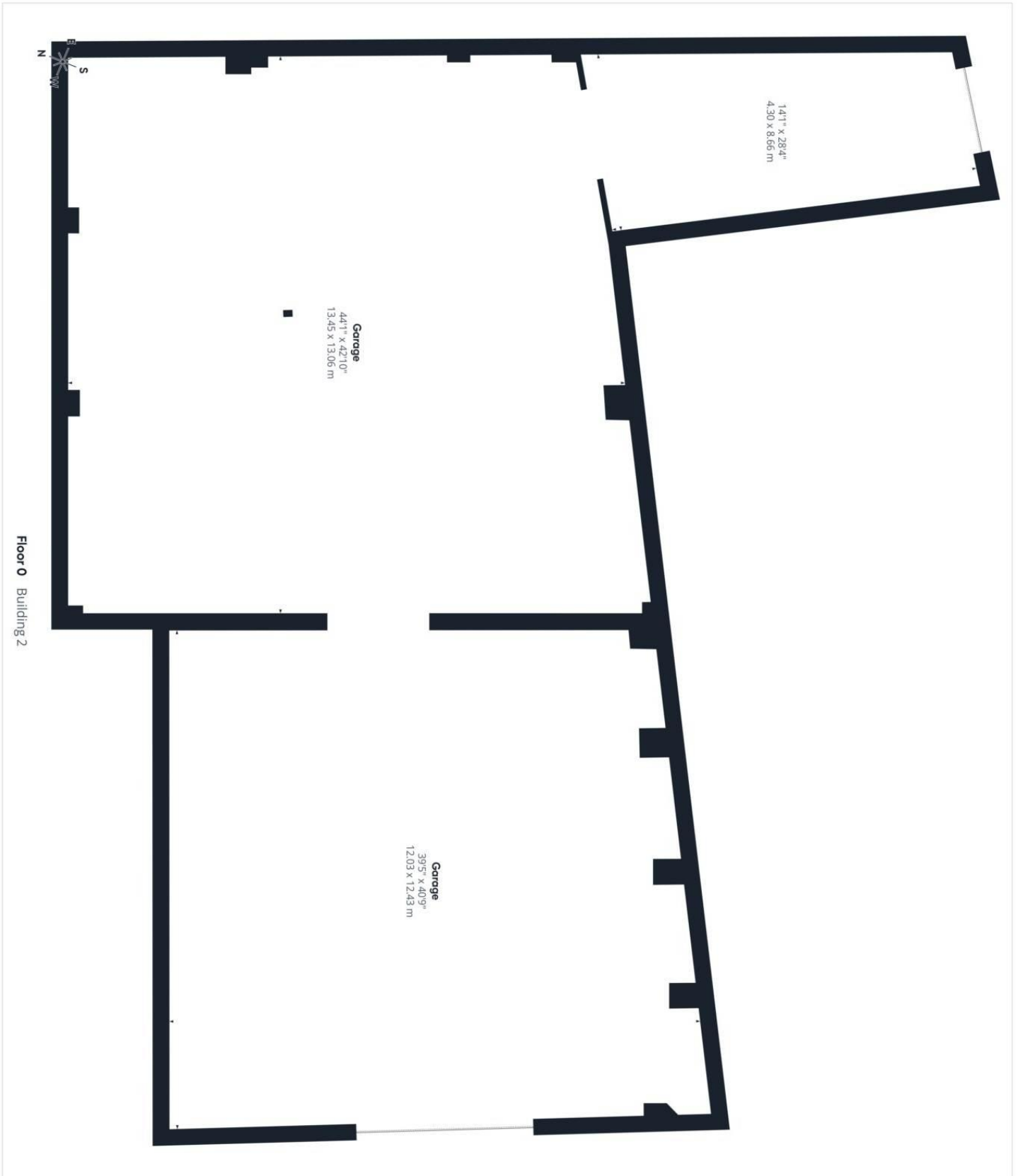
(1) Excluding balconies and terraces

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Floor 1 Building 1





Approximate total area⁽¹⁾

3766 ft²
 349.9 m²

(1) Excluding balconies and terraces

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