



SIZE

Bar 153 sq. m / 1647 sq. ft
Residence 93.93 sqm / 1,011 sq ft

BER RATING

Bar C3 (Ber No 800689911)
Residence C2 (Ber No 112215199)

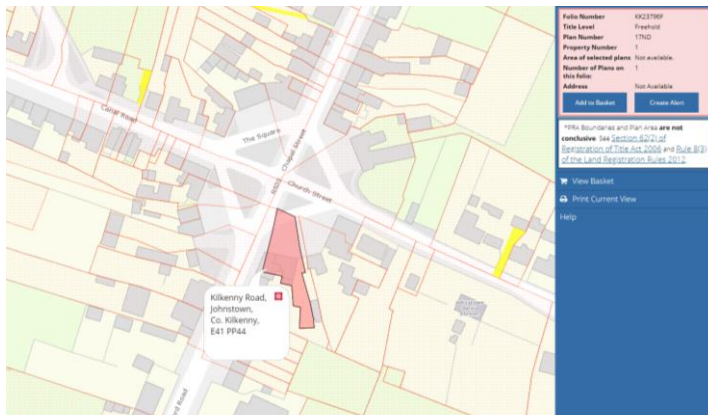
BUILT 1990

SERVICES Mains water & sewerage

HEATING Oil Fired Central Heating

SECURITY Alarmed (Phone Watch)

EIRCODE E41 PP44 **FOLIO** KK23796F (map below)



“PASCHAL’S BAR”, THE SQUARE, JOHNSTOWN, CO. KILKENNY.

FOR SALE BY PRIVATE TREATY



An opportunity to acquire a well-established 7-day licensed premises. Situated on a corner junction, boasting a prominent position in the town. This substantial property extends to 153m²/1647ft² on the ground floor, with two bed residential accommodation on the first floor extending to 93.93 sq. m / 1,011 sq. ft. Built in 1990, the current occupier of 17 years has built up a reputable business over the years and has maintained the premises in excellent condition throughout.

GUIDE PRICE : €275,000

BAR COMPRISES OF THE FOLLOWING :-

Bar / Lounge Area **16' X 30** **(4.88 X 9.14)**
Tiled flooring. Front and side door access. (On corner site). Recess lighting. Access to ladies and gents toilets

Bar **14' X 20'** **(4.27 X 6.10)**
Timber panelled ceiling. Door access to main street. Timber flooring. Recess lighting.

Games / Leisure Area **24'04 X 14'1** **(7.23 X 4.30)**
Timber and tiled flooring. Solid fuel stove. Dart board area. Pool Table. Bar / Seating Area

Back Room **18' X 10'** **(5.4 X 3.05)**
Music box. Door to smoking area. Tiled floor. Located just off the games room.

Toilets

Gents **8' X 9'** **(2.44 X 2.74)**
Urinals, WHB + WC. Fully tiled.

Ladies **7' X 8'10** **(2.1 X 2.47)**
WHB + WC. Fully Tiled.

OUTSIDE

Smoking Area **24' x 8'** **(7.31 X 2.43)**



Storage Shed **14'04 x 6'06** **(4.23 X 1.85)**
 15'02 X 23' **(4.57 X 7.01)**

Galvanised roof. This houses the Cooler Room.

Cooler Room **13' X 6'1** **(3.96 X 1.9)**

LIVING ACCOMMODATION :-

The living accommodation is accessed from a side door to the property, shared with entrance to rear hallway to the pub. Private stairwell to the first-floor accommodation which is in excellent condition, with accommodation comprising of the following :-

Sitting Room **16' X 15'** **(4.9 X 4.6)**
Solid timber flooring. Excellent light. Corner view.

Bedroom 2 **15'1 X 9'1** **(4.6 X 2.8)**
Solid timber flooring. 2 x windows.

Kitchen **10' X 11'05** **(3.04 X 3.36)**
Solid timber flooring. Units at floor level. Electric cooker and washing machine. 1 window.

Hall **3'11 X 20'** **(0.95 X 6.10)**
Carpet flooring.

Bedroom 1 **15'08 x 14'05** **(4.6 x 4.23)**
Solid timber flooring. 2 x windows. Build in wardrobe.

Bathroom **10'07 x 8'05** **(3.10 x 2.45)**
Vinyl flooring. WHB + WC. Shower.

