



# McDonagh`s

Town Centre Licenced Premises, Shop,  
Function Room & Residence, On C. 0.6 Acre,  
Edward Street, Baltinglass, Co. Wicklow, W91 YX4V.



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1



453 Sq.Mt



(045) 865 568



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## For Sale by Private Treaty

### LOCATION:

The property is situated in the centre of Baltinglass Town with extensive frontage to Edward Street (N81) adjacent to shops, schools, eateries, coffee shops, churches and popular Golf Clubs such as Kilkea Castle and Golf Resort and Rathsallagh Golf & Country Club. Baltinglass is located on the N81 in West Wicklow The town sits on the River Slaney near the border with Carlow and Kildare. Adjacent occupiers include SuperValu, Centra, Quinn`s Superstore and McGreal`s Pharmacy.

**Carlow:** c. 23.5km ,    **Naas:** c. 37.5km,    **Dublin:** c. 68km.

### DESCRIPTION:

The property comprises of a substantial licenced premises with function rooms, separate off licence and extensive residential accommodation laid out over two floors and extending to c. 451 Square Metres/ 4,855 Square Feet on a large town centre site of c. 0.6 Acre / 0.24 Ha. The premises has not traded for some time but the licence is intact and it offers tremendous potential to reopen or be developed for many other uses or for conversion to residential in an area that has high demand for accommodation (Subject to receiving planning consent).

### ACCOMMODATION:

#### GROUND FLOOR:

**Front Bar:** c. 28 Sq.Mt.

**Main Bar:** c. 90 Sq.Mt. Traditional Bar Counter with Ladies & Gents W.C.`s &







**Back Bar:** c. 46 Sq.Mt.

**Function Room, Snug, Toilets:** c. 71 Sq.Mt. With Ladies & Gents, W.C., Exposed Stone Walls, Vaulted Ceilings and Wood Flooring.

**Store / Rear Hall:** c. 11 Sq.Mt.







<b>Kitchen (For Function):</b>	c. 24 Sq.Mt. Partly Fitted.
<b>Hall / Reception Area: (Residential)</b>	c. 20 Sq.Mt. With W.C. off.
<b>Kitchen / Dining Room:</b>	c. 25 Sq.Mt. With Modern Fitted Units & AGA Cooker.
<b>Retail Unit:</b>	c. 35 Sq.Mt. Former Off Licence.







**FIRST FLOOR**

**Landing Area:**

c. 6.00 Sq.Mt.

**Office:**

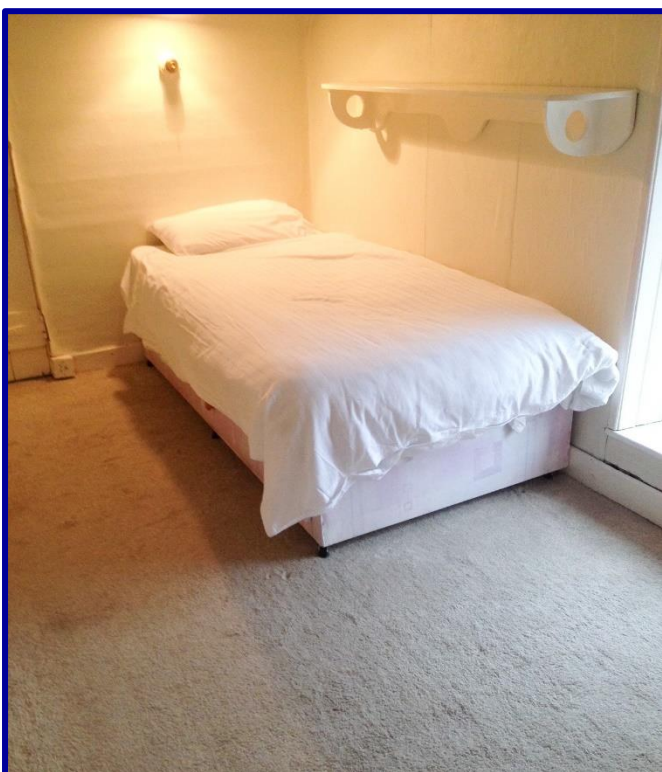
c. 12.50 Sq.Mt.







- |                      |                  |  |
|----------------------|------------------|--|
| <b>Bedroom 1:</b>    | c. 15.50 Sq.Mt.  |  |
| <b>Bedroom 2:</b>    | c. 9.50 Sq.Mt.   |  |
| <b>Bedroom 3:</b>    | c. 9.20 Sq.Mt.   |  |
| <b>Bathroom:</b>     | c. 8.40 Sq.Mt.   | With Bath, W.C., W.H.B. & Shower.                      |
| <b>Sitting Room:</b> | c. 29.50 Sq.Mt.  | With Feature Fireplace (with stove) & Vaulted Ceiling. |
| <b>Bedroom 4:</b>    | c. 14.00 Sq. Mt. |  |

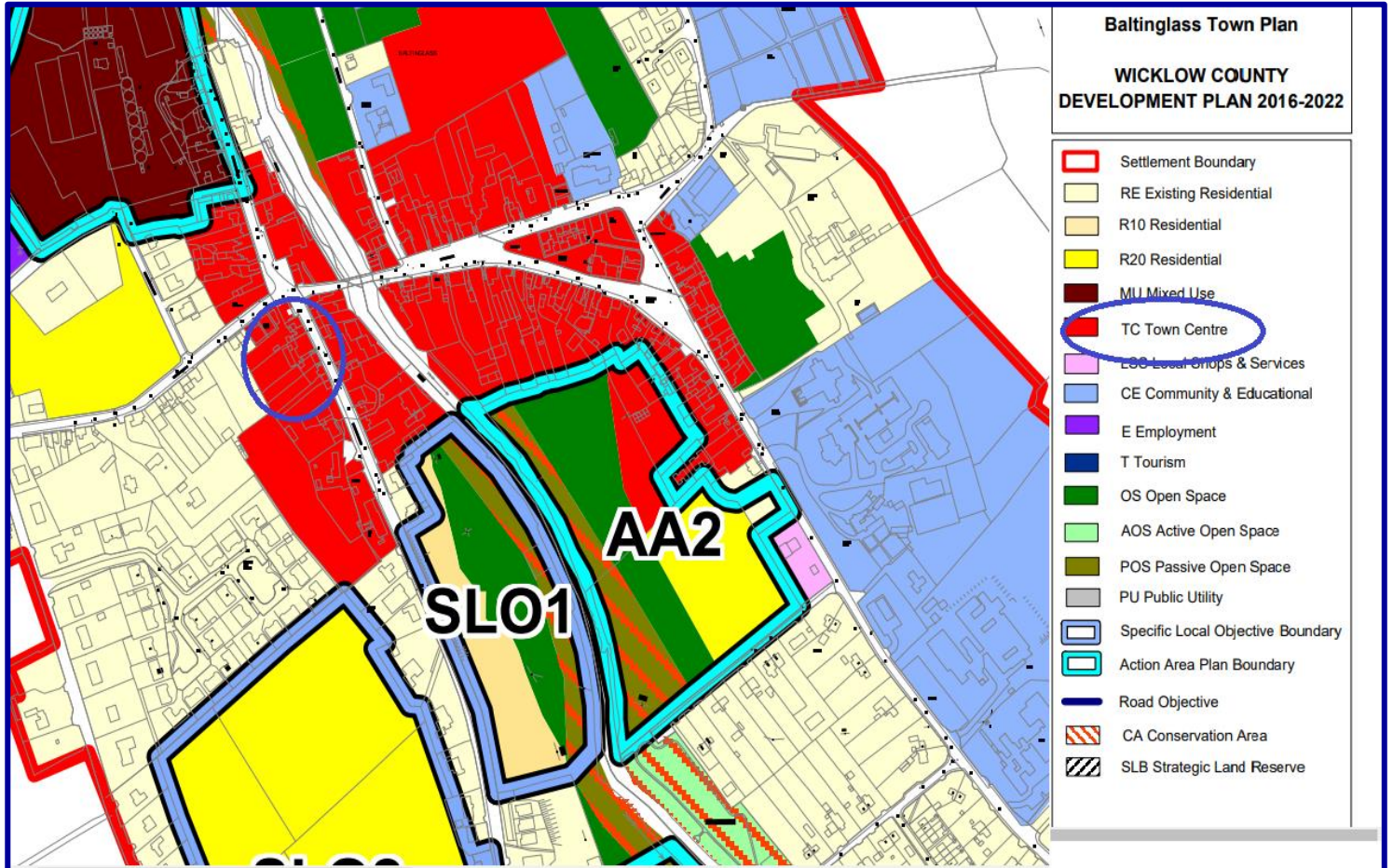




## TOWN PLANNING:

The entire site is shown as Zoned Town Centre on the Baltinglass Town Plan 2016-2022 by Wicklow County Council. Planning Permission was also granted in the past for conversion of a large portion of the property to Apartments in 2002.

**Planning Ref 02/6288.**





### OUTSIDE:

- Large Gardens
- Rear Yard  
(Access through Arch from main street)

### SERVICES:

- **Heating:** Oil Fired Central Heating
- **Water :** Mains
- **Sewerage:** Mains
- **Electricity:** Mains.



### **VIEWING:**

**BY APPOINTMENT ONLY**

### **BER:**

**C3 (800817199)**

### **PRICE REGION:**

**Price On Application.**



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PSRA Licence: 002264

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