

For Sale

Asking Price: €300,000

**Sherry
FitzGerald**
Fogarty



Kellys Public House & Off
Licence, Borris-In-Ossory.
R32 R8PY.

BER C3

sherryfitz.ie



* Long established Public House in Borris In Ossory Village. Excellent trade with fully equipped Bar, Lounge & smoking area.

* Very substantial property with fine comfortable living accommodation overhead. Separate entrance to this area.

194 sq mts with Kitchen, sitting room, five bedrooms and three bathrooms. Access to rear garden from terrace.

* Excellent local trade with reasonable opening hours, allowing time for hobbies & living.

* Large rear garden with side access to yards with sheds and rear garden.

* Total site area is .27 of one hectare/.66 of one acre.

* Outside smoking area with covered space.

* Cold room installed.

* Perfect family/home accommodation attached to the Public House, extending to two reception rooms, five bedrooms, three bathrooms a kitchen, utility, and a private rear garden. Own entrance to accommodation from street.

* Vibrant local community which includes a GAA Club,



Accommodation

Entrance Porch 2.0m x 2.0m (6'7" x 6'7"):

Bar 8.7m x 5.0m (28'7" x 16'5"): Bar and wall seating.

Lounge 5.0m x 8.7m (16'5" x 28'7"): Great space for parties, quizzes etc.

Kitchen 3.1m x 2.6m (10'2" x 8'6"):

Cold Room

Ladies & Gents 4.8m x 2.8m (15'9" x 9'2"): Ventilated lobby and fire escape door to outside smoking area.

Wheelchair W/C 2.5m x 1.7m (8'2" x 5'7"):

Pool Room 6.1m x 3.9m (20' x 12'10"): Juke box and pool table.

Back Hall 5.1m x 1.4m (16'9" x 4'7"):

FIRST FLOOR

Smoking area

Sitting room 4.7m x 3.6m (15'5" x 11'10"): Open fireplace. Velux roof light.

Kitchen 6.1m x 3.1m (20' x 10'2"): Cream fitted units and gas hob.

Bedroom 1 3.7m x 3.2m (12'2" x 10'6"):

Bedroom 2 3.7m x 3.3m (12'2" x 10'10"):

Bedroom 3 3.7m x 3.3m (12'2" x 10'10"):

En-Suite Shower

Bedroom 4 5.0m x 3.0m (16'5" x 9'10"):

En suite Shower

Bathroom

Landing 5.0m x 3.8m (16'5" x 12'6"): Velux roof light





Special Features & Services

- Separate door to residential accommodation.
- Burglar alarm installed.
- All new double-glazed sash and casement windows installed.
- Opening hours.
- Monday - Friday 6pm - 11.30.
- Closed Tuesdays.
- Saturday and Sunday 12- close.
- Rates €3500 per annum.
- Rear yard with street access.
- Three sheds.
- Fire escape for first floor residential accommodation.
- Village centre Bar & Lounge, servicing local growing community & all Clubs.
- Building in good order with comfortable accommodation overhead.
- Mains water & sewerage, OFCH, Alarmed & E fibre.
- CCTV installed.
- Broadband connected. Borris In Ossory is a growing and improving Village. Five minutes from M7 Motorway. Reasonable hours conducted in the business now.

BER BER C3, BER No. 800912826



Directions

Main St., Borris in Ossory. Eircode R32 R8PY.





NEGOTIATOR

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