For Sale

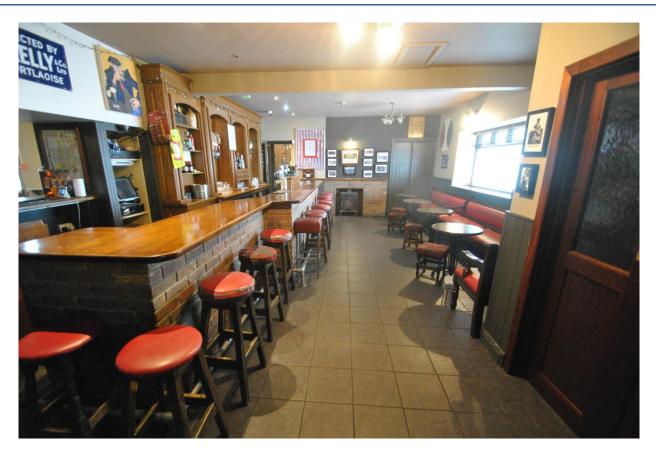
Asking Price: €300,000





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





- * 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, quizes 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 $4.7 \text{m x } 3.6 \text{m } (15'5" \times 11'10")$: 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.



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









NEGOTIATOR

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