

FOR LEASE

**Prime Restaurant/ Takeaway
Including Three Bedroom Living
Accommodation**

“Kathleen’s”

**Foster Place, Tuam
Co. Galway**

PRICE REGION: OPEN TO OFFERS

Property Reference: B2033



Prime Restaurant/Takeaway “Kathleen’s” located just off Tuam Town Centre benefiting from a high volume of passing traffic and adjacent public houses, bookmakers and Presentation College secondary school. Comprising 19 seater restaurant to front with toilet servicing, state of the art kitchen, preparation area, dry stock room and potato room, this premises comes fully equipped and ready to go. Holding huge potential to further develop existing trade (including Chinese Takeaway), this property possesses an ideal opportunity for interested parties with knowledge of the business.

Ultra modern living accommodation comprises kitchen/dining/living room, three bedrooms and bathroom is included on first floor with independent entrance.

Terms and conditions are open to negotiation.

Viewing strictly by appointment with sole lettings agent Connaughton Auctioneers.

For further details and to arrange a viewing contact the office on 090 6663700.

These particulars are issued by Ivan Connaughton M.S.C.S.I., Auctioneer & Valuer - BSc Property Valuation & Management, Main Street, Athleague, Co. Roscommon on the basis that all negotiations will be conducted through this firm.

No responsibility is accepted by this firm in respect of any errors or inaccuracies herein.

The contents hereof do not form part of any contract that may be entered into in respect of the property referred to herein.

Office Address: Main Street, Athleague, Co. Roscommon **PSRA LICENCE NO: 001350**

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INTERNAL PHOTOS



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