



Halfway House Pub, Rathronan, Clonmel, E91 XC79

Exceptional opportunity to lease a successful trading licensed premises. Residential accommodation available if required.

Price €10,500 per annum To Let





Kitchen
5.76m (18'11") x 6.89m (22'7")
 Laminate floor, units at eye & floor level, wood panelled ceiling, hygiene walls.

Smoking Room
3.25m (10'8") x 3.21m (10'6")
 Double doors leading to covered beer garden patio.

All photographs are provided for guidance only.

- Licenced premises with lengthy trading history
- Large parking area to front
- Familiar landmark on Clonmel to Fethard road
- Possible to rent 4 bedrooms, 2 reception rooms & 2 kitchens
- Current owners trading for last 25 yrs
- Prime location

Brought to the market by PF Quirke & Co is a great opportunity to lease a licensed premises with a lengthy trading history. The Halfway House has been a familiar landmark on the Clonmel to Fethard Road for many years and it is now being offered for lease.

The Licensed Premises incorporates bar, lounge, snug, pool room, smoking area and garden area with all the required storage and service support accommodation. Also to note if required, there are 4 bedrooms, 2 reception rooms and two kitchens (one with the pub and one with the residence). There is a large parking area to the front and extensive frontage to the main road, This business has always traded well and provides a great opportunity to operate a licensed premises with or without residential accommodation. We recommend early inspection.

Porch
1.43m (4'8") x 1.09m (3'7")
 Tile floor.

Hallway
9.91m (32'2") x 2.07m (6'9")
 Tile floor.

Front Bar/Lounge 1
8.65m (28'5") x 8.3m (27'3")
 Tile & wood floor, wood panelled walls, stone feature wall, solid fuel stove and full bar.

Pool Lounge
9.91m (32'6") x 4.31m (14'2")
 Wood floor, double doors leading to rear smoking area.

Ladies Bathroom
2.52m (8'3") x 3.66m (12'0")
 Hexagonal pattern tile floor, tiled walls, whb, 2 toilet cubicles and wood panelled ceiling.

Gents Bathroom
2.89m (9'6") x 3.22m (10'7")
 Hexagonal pattern tile floor, tiled walls, whb, 2 toilet cubicles, urinals and wood panelled ceiling.

Main Bar/ Lounge area
12.37m (40'7") x 5.68m (18'8")
 Tile & laminate floor, solid fuel fireplace with red brick surrounds, main bar, double doors leading to lounge 3 & door to rear beef garden.

Lounge area 3
5.66m (18'7") x 5.05m (16'7")
 Laminate floor.

Services room
2.98m (9'9") x 1.7m (5'7")
 Lino floor, units at eye & floor level.

Store Room
4.48m (14'8") x 4.19m (13'9")
 Shelving along one wall and large commercial walk-in fridge.

