

**FOR SALE**

**Property Known as  
Tradaree Arms,  
Newmarket On Fergus,  
Co. Clare.**



- SUBJECT PROPERTY LOCATED FRONTING ONTO MAIN STREET IN THE TOWN CENTRE.
- SUBSTANTIAL TERRACED PART 2 STOREY PROPERTY.
- PROPERTY CURRENTLY FITTED OUT AS A BAR WITH FUNCTION ROOM.
- WE HAVE BEEN ADVISED THERE IS A 7 DAYS LICENCE WHICH CAN BE PURCHASED IF REQUIRED.
- PRICE: €100,000 (Plus VAT if applicable) NOT INCLUDING LICENCE.
- BER RATING: D1 (Restaurant & Public House).

## Location:

Limerick is the capital of the Midwest region and is located approximately 210 km south west of Dublin City and 100 km east of Cork City. Newmarket On Fergus is located approximately 25 kms from Limerick City and 14 kms from Ennis, Co. Clare. The town can be accessed via the M18 @ junction 10.

The subject property is located fronting onto the Main Street in the town centre. This location is a mixture of residential and commercial in nature with C. 5 existing public houses / restaurants within the immediate area to include Weavers Inn, The Hunters Lodge, O'Neill's Bar, The Pub and The Sports Bar.

## Description:

The subject property comprises of a mid terraced, part two storey building of concrete block construction with a pitched slate roof to the front and flat roof to the rear. Heating was by way of oil fired central heating and the windows are mainly double glazed PVC. Internally on the ground floor the property benefits from various accommodation to include a main bar area, restaurant area, function room to rear, two guest one bed apartments along with ancillary accommodation to include kitchen area, store rooms, w.c., w.h.b. and office etc. Overhead there is a five bed roomed first floor residence.

The property is in need of refurbishment throughout.

Externally there is a shed which houses the cold room, a patio / smoking area.

**Accommodation:** The main accommodation measured on a gross internal basis comprises the following approximate areas:

Description	Sq. M. Approx.
Main Bar Area	95.5
Kitchen Area	31
Dining Area	50
No. 1 One Bed Apt	56
No. 2 One Bed Apt	40
Rear Function Room	64

Ancillary Accommodation to Include:

Ladies & Gents Toilets  
Offices  
Stores  
Reception Area etc.

External Door to Upstairs Self Contained Residential Accommodation to Include:

Living Room  
Kitchen / Breakfast Room  
5 Bedrooms  
Bathroom  
Hotpress  
Shower

First floor Internal Area is c.171 sq.mtrs

Based on an online mapping system the site comprises of an overall area of (TBC). Please note this is a approximate estimate as we have not received a O.S map or folio number.

**Price:** €100,000 plus VAT (if applicable).

**Fit Out:** The subject unit is currently fitted out as a Bar & Restaurant, however there is damage to sections of the ceiling of the property on both levels which appears to have been caused by leaks in the properties roof whereby plasterboard has now been dislodged.

**Services:** We understand that all main services are available to the property.

**7 Day Licence:** We understand that a 7 day licence is available to the subject property, if required.

**BER RATINGS:**

<b>Overhead Accommodation:</b>	<b>G</b>
<b>Apt. 1:</b>	<b>F</b>
<b>Apt. 2:</b>	<b>E1</b>

**Service Charge:** N/A **Building Rates:** T.B.C.

The above out goings were supplied by our clients & correct at time of going to print.

**Viewing:** Strictly by prior appointment with **Brian O'Dwyer Tel:** 061 410410 / **Email:** bodwyer@propertypartners.ie

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