

The current owner of c.26 years has run a very successful business, building up an excellent reputation and clientele over the years, having slowly pulled back in more recent years. So there is huge opportunity for someone to come in and benefit with the potential available in this wonderful premises.

The pub is located right on the corner with a large lounge area to one side and the bar area to the opposite. The 7 bed residence is off the bar side.

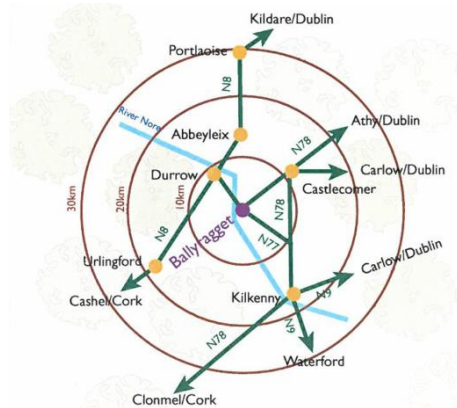
Ballyragget is a busy little town situated on the N77, 17km North of Kilkenny City . It's main employer Glanbia of c.50 years is located across the River Nore on the outskirts of the town heading for Durrow. Ballyragget town benefits from an excellent passing trade, is located c.10 minutes from the new Cork / Dublin motorway and is easily accessible to / from all routes as shown above.

#### SERVICES

- Mains water
- Mains sewerage
- Oil fired central heating.
- Air conditioning

#### BER RATING

- **Commercial**
- **Residential**



## RESIDENTIAL 7-DAY LICENSED PREMISES THE CORNER HOUSE, BALLYRAGGET, CO. KILKENNY.

For Sale By Private Treaty

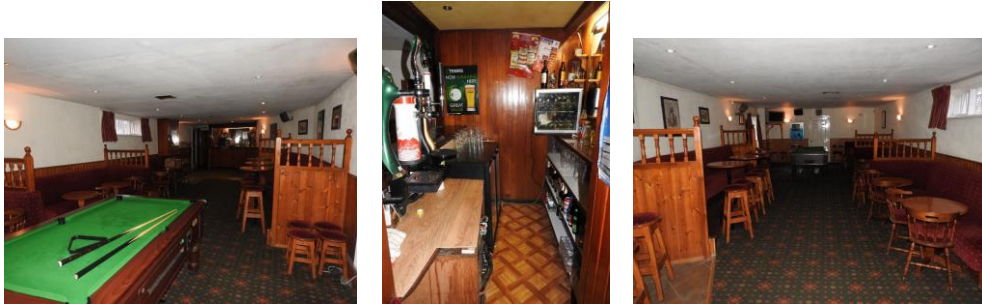


We are delighted to be offering for sale this landmark premises, a public house with residence located in the heart of the village. The pub is located on the corner with the lounge to one side, the bar to the other with the 7 bedroom residential accommodation on the right hand side. There is a walled in yard to rear with numerous out-buildings.

**BUSINESS PREMISES :**

**Lounge Area** 16'02 x 43'3 (4.88 x 13.2)

**Store Room** 14'4 x 16'04 (4.39 x 4.89)



**Bar Area** 14'04 x 13'08 (4.28 x 3.99)  
23' x 16'09 (7.01 x 4.9)

**Ladies Toilets** 12'10 x 4'05 (3.68 x 1.23)  
Two cubicles

**Gents Toilets** 12'10 x 5'02 (3.68 x 1.53)  
2'11 x 5'03 (0.64 x 1.53)  
Three urinals in one room with WC in other, WHB outside both.

**Smoking Area** Off the bar by the toilets

**Ladies & Gents toilets**



*Park opposite pub on corner & enclosed yard with numerous out buildings*



*Smoking Area off the Bar & some of the outbuildings with store room off lounge*

**FEATURES**

- Cooler room off Bar areas
- Open fireplace in Bar area
- Solid fuel stove in Lounge area
- Access to toilets from both Bar & Lounge

