

FOR SALE | By private treaty

POWER
PROPERTY

Limerick | Galway | Athlone

The Cu Chulainn Bar

Main Street

Patrickswell, Co. Limerick V94 NP30

COMMERCIAL



- High Profile Detached Public House extending to approximately 4,958 Sq. Feet with large Car Park
- Extensive Frontage onto Main Street
- Ground Floor Bar & Lounge with Kitchen at First Floor
- The property has excellent trading potential given its Village Location and short distance to the M20 (Limerick/Cork/Kerry Route)
- The property has good potential for alternative use (Subject to Planning Permission)



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LOCATION

Patrickswell is a popular commuter village located 8km southwest of Limerick City. The village is located 1km from the M20/21 serving Cork and Kerry from Limerick. The village has a range of local services including a business park which is located opposite the property.

The subject property is located at main street in the village and is adjacent to residential housing and a business park. The property has extensive frontage directly onto main street, which provides great profile for the property.

ZONING

The entire property is zoned **"Town Centre"** under the 2015 to 2021 Patrickswell local area development plan, which is subject to review in 2021. The purpose of this zoning is to protect and enhance the character of Patrickswell town centre and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the town centre while guiding the development of an expanded and consolidated town centre area.

- High Profile Commercial Property on large Site with Extensive Frontage onto Main Street
- Large Site with excellent Parking
- The property may be suitable for Alternative Use or Development (Subject to obtaining the Required Planning Permissions etc.)
- Fully Fitted Premises
- Central Location adjacent to Business Park & Residential Housing
- Property being offered for Sale with Publicans Licence

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DESCRIPTION

A fine pub with character and extensive trading areas with a large lounge and bar. The ground floor trading areas comprise a fitted-out bar and lounge with counters on both areas and separate access from the main street.

The ground floor also provides for Ladies & Gents Toilet Accommodation with ancillary stores to the rear of trading area. The first floor area provides for a kitchen and a store room. An external smoking area is provided to rear of the lounge area, which is accessible from the Lounge and Bar. A large enclosed car parking area is provided to the rear of property, which is accessible from Main Street.

ACCOMMODATION

Floor	Accommodation	Area m2 (Sq. Feet)	
Ground	Bar	118	1,270
Ground	Lounge	163	1,754
Ground	Stores/Toilets etc.	108	1,162
First	Kitchen/Store	73	785

VIEWING

Strictly by prior appointment with the sole selling agents

RATEABLE VALUATION

The property has a Valuation of €16,800 for rates, the annual rates for 2021 is €4,497.

GUIDE PRICE

On Application

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