



22 The Abbey, Cahir, E21 DT02

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Outstanding Licensed Premises in a Prime Location

Guide Price €750,000





P.F. Quirke & Co. Ltd. are delighted to present to the market 22 The Abbey, Cahir, a landmark licensed premises located just a short distance from the town centre and the historic Cahir Castle. This is a unique opportunity to acquire a long-established and character-filled public house in one of South Tipperary's most attractive and thriving towns.

The property comprises a traditional-style bar and lounge, tastefully fitted and full of charm, together with a well-appointed service counter and ancillary areas. The premises retain a warm and welcoming atmosphere, ideal for continuing its use as a local pub or developing a fresh hospitality concept.

The first floor provides substantial 4 private apartments, including kitchen, living and bedroom spaces, offering excellent potential for owner occupation or guest use. To the rear, there is a yard and storage area with access from Abbey Street, adding valuable functionality. A retractable roof to the lower beer garden area enhances functional and use of sapce for all types of events.

Situated within easy reach of Cahir's main commercial area, 22 The Abbey benefits from strong local trade as well as year-round tourist activity. Cahir is a vibrant town with excellent transport links via the M8 and N24, making this property an attractive investment for publicans, hospitality operators, or investors seeking a solid commercial holding.

Kitchen/Dining/Living - open plan
3.88m (12'9") x 4.96m (16'3")
 eye & floor level kitchen units, tile splashback, laminate flooring

Bathroom
1.91m (6'3") x 2.48m (8'2")
 tile floor, tiled walls, electric shower, wc, whb

Side entrance
2.34m (7'8") x 2.39m (7'10")
 laminate flooring, doors leading to bar and private door into the upstairs apartments

Main Bar area
16.25m (53'4") x 5.79m (19'0")
 laminate floor, large central bar area(three sided bar), booth style seating, electric stove, front door and side door access, rear access to the beer garden

Men`s Bathroom
2.68m (8'10") x 3.2m (10'6")
 tile floor, tiled walls, wc, urinals, whb

Hallway
2.06m (6'9") x 1.61m (5'3")
 laminate flooring

Disabled Bathroom
2.03m (6'8") x 1.87m (6'2")
 tile floors, tiled walls, wc, whb

Ladies Bathroom
2.15m (7'1") x 1.95m (6'5")
 tile floor, tiled walls, 2 x wc, 2 x whb

Rear Snug
5.49m (18'0") x 3.85m (12'8")
 laminate floor, booth style seating with tables, door leading to back area

Snooker table area
6.93m (22'9") x 3.86m (12'8")
 timber decking, pvc roof

Covered Beer garden area
9.24m (30'4") x 11.54m (37'10")
 artificial grass covering with a full bar, fire exits. The roof is fully retractable

Hallway to Kitchen
1.69m (5'7") x 3.41m (11'2")
 laminate floor

Kitchen area
5.21m (17'1") x 4.02m (13'2")
 laminate floor, units at eye and floor level, tile splashback, back door leading to rear of property.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Prominent & established licensed premises
- Fully fitted bar & lounge with traditional decor
- 4 apartments overhead
- Excellent location close toe Cahir Castle & River Suir
- Exceptional potential for continued pub use or alternative development (subject to planning)

