LICENCED PREMISES | DEVELOPMENT SITE c. 0.5 ACRE | 0.2 HECTARES

'MILEY`S PUB'

Main Street | Blessington | Co. Wicklow | W91 PP8N

LOCATION

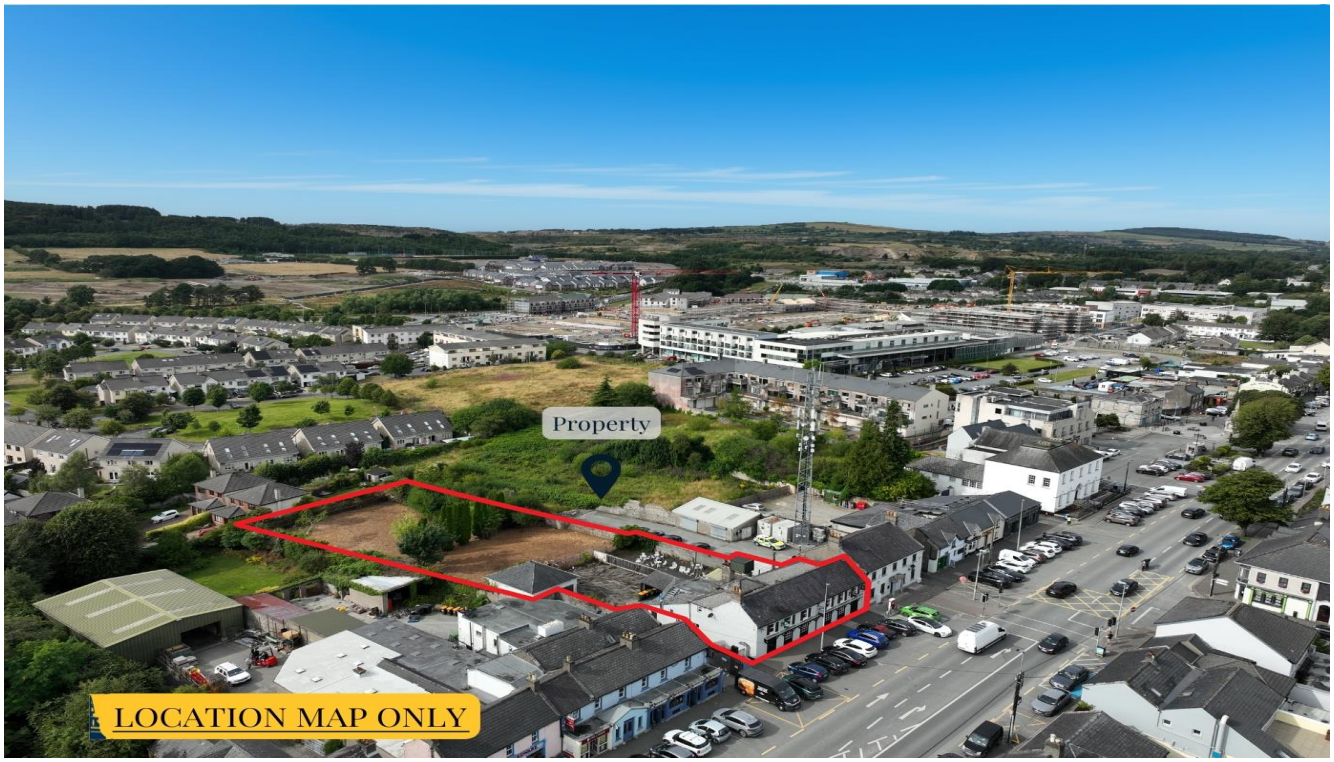
Situated fronting the main street in the centre of this thriving commuter town of Blessington. The town is situated approximately 18 miles to the south of Dublin on the N81. Transport links in the area include the N81 and Dublin Bus commuter route with easy access to the M50, M7 and the Luas at Citywest. Adjacent occupiers include AIB Bank, Super Valu, Dunnes Stores, and Boyles Sports. The town of Blessington has a population of approximately 6,000 people.

DESCRIPTION

An outstanding opportunity to acquire this Substantial Two Storey Licenced Premises, ` Miley`s` on a site area on c. 0.5 Acre / 0.2 Hectare, with tremendous potential. The overall building extends to c. 341 square meters / 3,670 square feet and has extensive frontage to the Main Street. The property is laid out on the Ground Floor of Traditional Bar, Large Lounge, Ladies & Gents WC`s, Smoking Area, Stores, Keg Room and on the first floor, Kitchen, Bathroom, Livingroom, Study and Three Storage Rooms.

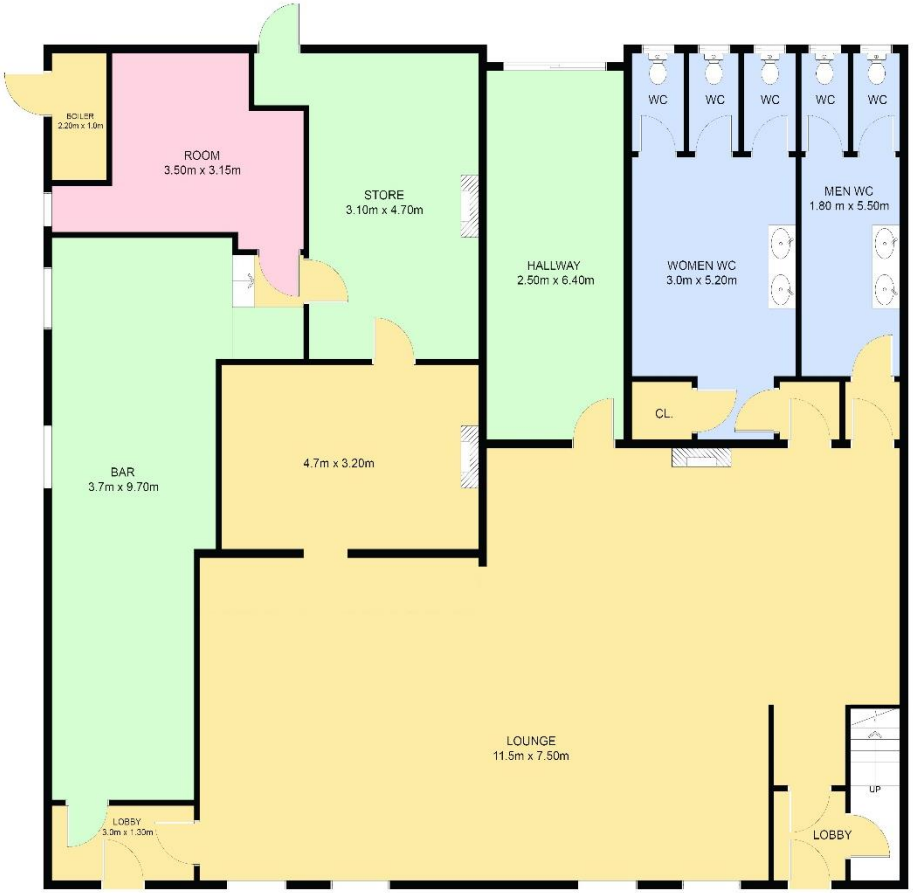
To the rear there is a covered smoking area, entertainment area, Keg Room and Garage with side entrance and extensive gardens with future development potential.

The pub has been associated with the Miley family since 1940, who have deep ties to the area and the pub's history, The pub's quintessential look has also earned it recognition outside of local circles, including serving as a filming location for television dramas like *Irish Blood.*



ACCOMMODATION

GROUND FLOOR		
HALL	8.54 Sq. Mt.	
LOUNGE	76.50 Sq. Mt.	Feature Fireplace, Traditional Bar, Beamed Ceilings.
GENTS WC'S	11.80 Sq. Mt.	
LADIES WC's	24.00 Sq. Mt.	
SMOKING AREA	15 Sq. Mt.	
HALL	5.16 Sq. Mt.	
BAR	29.60 Sq. Mt	Traditional Bar, Beamed Ceilings.
UTILITY	15.12 Sq. Mt.	
STORE	16.62 Sq. Mt.	
KEG STORE	27.32 Sq. Mt.	
FIRST FLOOR:		
HALL	11.80 Sq. Mt.	
ROOM 1	10.36 Sq. Mt.	
ROOM 2	14.80 Sq. Mt.	
BATHROOM	4.20 Sq. Mt.	
ROOM 3	14 Sq. Mt.	
KITCHEN	20.60 Sq. Mt.	
LIVING ROOM	28.20 Sq. Mt.	
STUDY	7.66 Sq. Mt.	
OUTSIDE		Detached Garage/ Stores, Extensive Gardens, Side Entrance, Patio seating area.



GROUND FLOOR

FIRST FLOOR

No Smoking

Jameson

STOP!
WASH
YOUR HANDS

STOP!
WASH
YOUR HANDS

Property on c. 0.5 Acre
Main Street
Kilbride Road
LOCATION MAP ONLY

FOR SALE BY PRIVATE TREATY

GUIDE PRICE:

€850,000

BER:
801176744

BER C

J. P. & M. Doyle Ltd.

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Blessington,
Co. Wicklow.
W91 RK28.

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