



## The Long Point, Main Street, Whitegate, Co. Cork P25 T218



Located in the picturesque village of Whitegate, overlooking the bay, this well-established traditional seven-day licensed premises, B & B and restaurant is being offered for sale with Paul O'Driscoll Auctioneer. This provides a great opportunity for someone interested in running their own business. There is tremendous opportunity here to expand the business further especially in the food and catering side of the business which is complemented by the 6 bed roomed B & B and bar. (BER C2)

The property extends to over 2,500 square feet over three floors with a large open beer garden to the rear, rear entrance and seating area at the front overlooking the green. There is also a stone building which is ideally suitable for conversion for further accommodation. This building extends to approx. 700 square feet.

The Beer Garden is well laid out with both covered and open areas and is ideally suitable for outdoor catering and entertainment.

The village of Whitegate is situated in a little hamlet on the eastern shore of Cork Harbour and has a very active community with some lovely walkways, playground area, and activities such as fishing, pleasure craft, rowing and kayaking take place in the bay. Midleton Town is only a short 15-minute drive and Cork city centre is only a 30-minute drive from Whitegate Village.

## **ACCOMMODATION**

### **Main Bar: 21'4 X 32'**

Tiled flooring. Large Mahoney counter with chilled bar lines on draft with solid Mahoney shelving to the rear. Exposed timber beamed ceiling and raised heart fireplace with fitted wood burning stove. Exposed stone featured wall. Raised snug area. Large windows overlooking green area. Full range of dishwashing machine and glass-fronted display fridges. One Till.

### **Pool and Darts Room: 18' X 19'5"**

Exit door. Timber flooring. Large window. Open fireplace with timber surround. T.V. point.

### **Hallway to toilets: 4' x 9'8"**

Tiled flooring. Timber panelling.

### **Ladies Toilets: 8'6" x 10'**

3 Cubicles. 1 wash hand basin. Fully tiled

### **Men's Toilets: 8' x 9'6"**

1 Toilet. Urinal. Wash hand basin. Fully tiled

### **Behind Main Bar – Cold Room: 12'4" x 9'**

### **2 Storey stone Building: 14'2" X 25'4"**

Presently used as store room. Ideally suitable for conversion to accommodation.

### **Beer Garden: 14'2" x 25'3"**

Paved Flooring. Exposed stone wall. Timber and Perplex roof.

### **Flower garden second yard:**

Open walled in rear access to side road with some seated area.

### **Marquee:**

Paved flooring.

**Semi-Commercial Kitchen: 14'6" x 11'6"**

Tiled flooring. Fully fitted wall and floor units.  
Large gas hob with industrial extractor overhead.

**First Floor:**

Pine Staircase. Stairs and landing carpeted leading to bedrooms. Radiator.

**Bedroom 1: 13'3" X 13'4"**

Laminated timber flooring.  
Radiator. Built in Wardrobe.

**Ensuite: 9' x 9'4"**

Large walk in Shower unit. Jacuzzi bath.  
Wash hand basin. Fully tiled wall and floor. Window.

**Bedroom 2/Living Room: 9'10" X 21'3"**

Large window overlooking waterfront. T. V Point.  
Cast Iron Ornate Fireplace. Laminate Flooring. Radiator.

**Bedroom 3: 9'4" X 16'**

Laminate flooring. Large window overlooking waterfront.  
Radiator.

**Bedroom 4: 9'10" X 16'**

Laminate flooring. Large window overlooking waterfront.  
Radiator.

**Bathroom: 6'2" x 6'10"**

Tiled flooring. Walk in Shower unit.  
Toilet. Wash hand basin. Timber panelling Surround. Window.

## Second Floor:

Pine Staircase. Stairs and landing carpeted. Velux window.

**Bedroom 5:            10'3" X 7'7"**

Laminated timber flooring. Radiator. 2 Windows.

**Bedroom 6:            10'3" X 7'6"**

Laminated timber flooring. Radiator. 2 Windows.

**Bathroom:            8'4" x 5'**

Timber flooring and timber wall panelling surround. Walk in Shower unit. Toilet. Wash hand basin. Window. Radiator.

## **VIEWINGS**

Viewing of this property comes highly recommended and is strictly by prior appointment. Please contact Paul O'Driscoll to arrange a viewing.

**SALE PRICE:**    Price on Application.

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