

**John P. Younge Auctioneers Limited,
Auctioneers & Chartered Valuation Surveyors.
35, Lower Pembroke Street, Dublin. Ireland**

Tel: +353 01 661 8428
Web: www.jpyoung.ie

Fax: + 353 01 676 5719
E-mail: jpyoung@eircom.net

**ESTABLISHED, FAMILY RUN RESIDENTIAL LICENSED PREMISES
FOR SALE BY PRIVATE TREATY**

**FIGGERTY'S,
7 NEW STREET, CARRICK ON SUIR, CO. TIPPERARY.**



Figgerty's comprises a well appointed, family operated 7-Day Licensed Premises situated in a valuable trading position on one of the principal Streets of Carrick on Suir, within easy walking distance of the main Shopping and Business district, close to St.Nicholas Catholic Church, just off the main Clonmel to Waterford arterial route.

The property is for sale on the instructions of the vendor who has traded here successfully for over 17 years and is now retiring. With the benefit of a large rear enclosed garden, the premises offer excellent scope for further business expansion and redevelopment. Certified Turnover Figures. Freehold Title. Public House BER: C3. Living Accom.: BER: E1.

Registered in Ireland No. 125593 VAT No. 4817727P

Directors: John P. Younge. FSCSI. FRICS. MCI Arb. Dorothea Younge

ACCOMMODATION: GROUND FLOOR:-



Public Bar: 32.66 m2. (352 sq.ft.). Gents Toilet off.



Lounge Bar: 96.11 m2. (1,034 sq.ft.). Ladies & Gents Toilets off

ACCOMMODATION, Contd:

| UPPER FLOOR:- | SQ.FT. | M2. |
|------------------------|---------------|------------|
| Livingroom; | 252 | 23.37 |
| Kitchen; | 193 | 17.98 |
| Utility Room; | 87 | 8.11 |
| Bedroom ; | 113 | 10.47 |
| Dormer Bedroom; | 121 | 11.26 |
| Dormer Bedroom; | 138 | 12.86 |
| Office; with skylight, | 95 | 8.85 |
| Bathroom; | 59 | 5.45 |

Walk-in Closet # 1; 1.687m x 0.891m

Walk-in Closet # 2; 1.205m x 1.690. 'Vokera' gas fired boiler.

OUTSIDE:

Compact Smoking Patio.

| | | |
|------------------|------------|-------------|
| Store; | 100 | 9.25 |
| Coldroom: | 97 | 8.97 |

VIEWING: Strictly by prior arrangement.

Price: On application.