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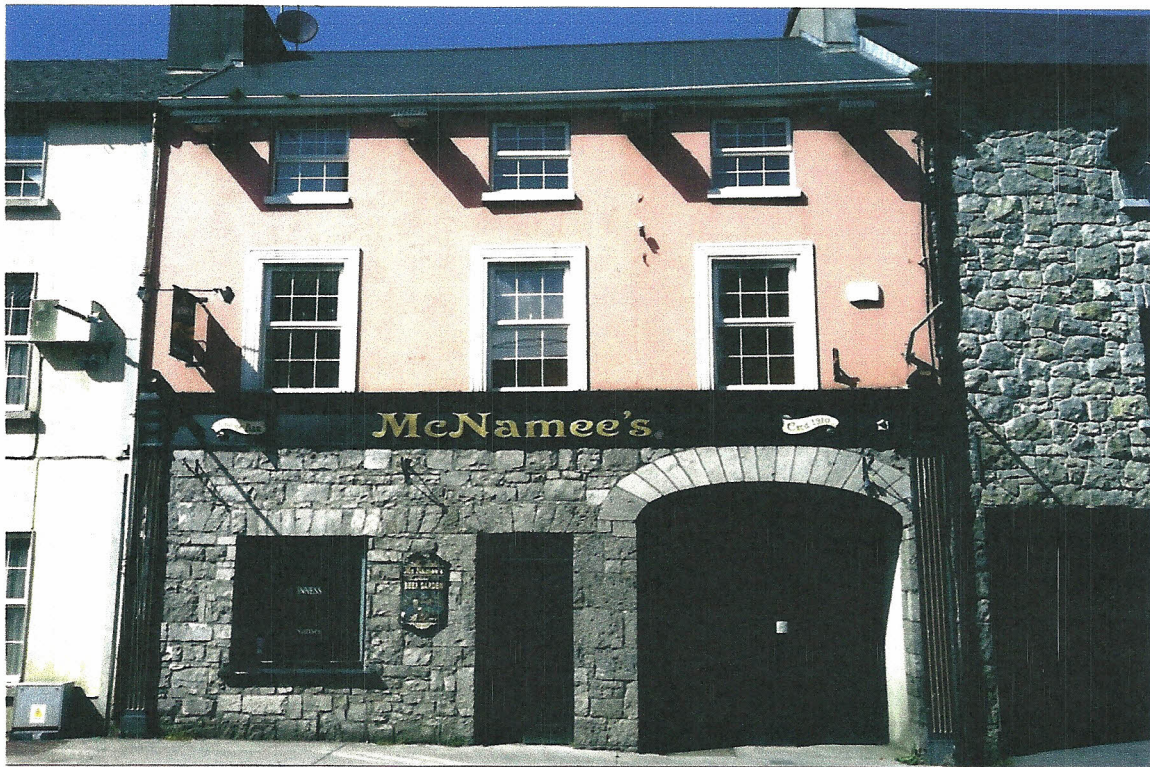
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Distinctive Licensed Premises, with two overhead Apartments

For Sale by Private Treaty

McNamee's

Bride Street, Loughrea, Co. Galway.



'Mc Namee's' is located in a prominent trading position on the principal main thoroughfare of the town, on the eastern approach into Loughrea, close to the local Cattle Market and in the main business, office and shopping area of this busy marketing Town, which services a prosperous agricultural hinterland. The premises, which ceased trading in 2012 for family reasons, have the benefit of a large enclosed rear yard/Beergarden and two well appointed overhead Apartments, with independent access. The entire offers an excellent investment opportunity, being suitable for letting in one or more lots. Viewing of the property is recommended.

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Directors: John P. Younge. FCSI. FRICS. MCI Arb. CIPS. Dorothea Younge.

Accommodation: Licensed Premises:

<u>Ground Floor:</u>	Sq.Ft.	M2.
Lounge Bar:- With Ornate, tall carved Bar Fixture and rectangular mahogany bar counter. Feature gas fire.	1,273	118.26

Lobby at rear with:
Ladies, gents and Disabled Toilets. Small walk-in store off Bar.

Main Stores; Including Coldroom; (9'3" x 9'3")	375	34.84
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Access to rear yard. This yard is 46' in depth.

First Floor Apartment:

Kitchen cum Diningroom: 20'9" x 11'0" + 6'3" x 3'9"
Front Bedroom; 10'9" x 8'9"
Back Bedroom; 13'6" x 8'6"
Bathroom; Shower, Pedestal w.b. w.c.

Second Floor Apartment:

Duplicate of First Floor Apartment.

These Apartments are double glazed, self contained, with electric storage heaters.

Title: Freehold.

Price: On application.