

John P. Younge Auctioneers Limited,
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Residential Licensed Premises with Guest Accommodation

On the Connemara Coast, overlooking Cleggan Pier. For Sale.

**'THE PIER INN',
CLEGGAN, CONNEMARA, CO. GALWAY**



'THE PIER INN' occupies a prominent trading position in the attractive Connemara Village of Cleggan, overlooking the harbour and alongside the Inishboffin Ferry terminus, a short driving distance off the famous 'Sky Road', the scenic route from Clifden through to Letterfrack, Renvyle and on into Kylemore & beyond. This is an excellent opportunity for further business development, ideally placed for the creation of a quality Seafood Restaurant.

Registered in Ireland No. 125593 VAT No. 4817727P

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

ACCOMMODATION SCHEDULE:

GROUND FLOOR:

	M2	SQ.FT.
Rustic style Public Bar; (Solid fuel Stove)	60.04	646
Breakfast/Dining area;	14.22	153
Inner Snug; (Access to Smoking Patio)	7.61	82
Snug/Coffee Dock;	6.63	71
Inner Lobby;	8.90	96
Livingroom; (Brick fireplace with Stove)	15.41	166
Catering Kitchen;	25.05	270
Store; (With Coldroom, O.F. Boiler.)	24.50	264
Office; (On return)	4.35	47

FIRST FLOOR:

Front Bedroom #1; 3.980m x 3.377m

Shower en-suite

Front Bedroom # 4; 3.945m x 3.239m

Shower en-suite

Back Bedroom # 2; 3.811m x 2.991

w.h.b.

Back Bedroom # 3; 2.790m x 3.000m

w.h.b.

Separate Shower Unit.

OUTSIDE:

Beergarden/ Smoking Patio.

SECOND FLOOR:

Front Bedroom # 5; 3.980m x 3.246m

Shower en-suite

Front Bedroom; 3.330 x 3.775m

w.h.b.

Back Bedroom # 6; 3.030m x 2.956

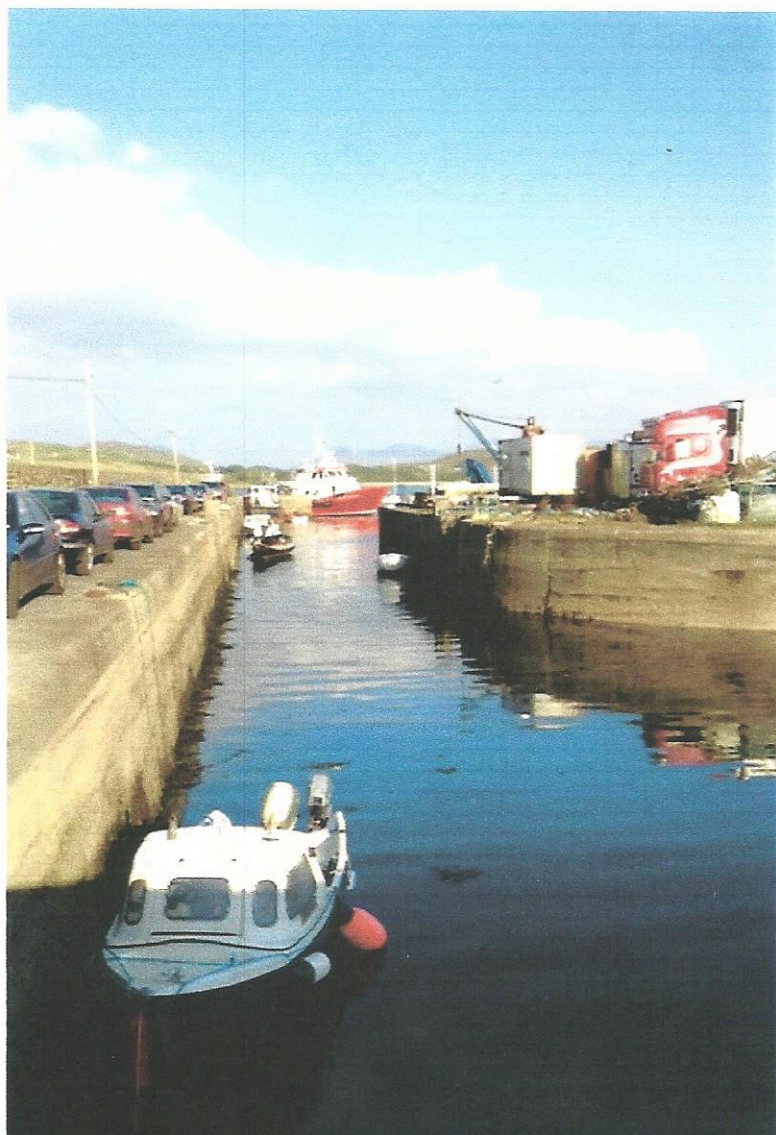
w.h.b.

Back Bedroom; 3.624m x 3.037m

w.h.b.

VIEWING: By prior appointment only.





JOHN P. YOUNGE AUCTIONEERS LIMITED
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