

**John P. Younge Auctioneers Limited,**  
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**WELL KNOWN LICENSED PREMISES OF CHARACTER, FOR SALE.**  
**Located in the Lake District of Co. Tipperary, adjacent to Lough Derg.**



**'ELSIE HOGAN'S',  
BALLINDERRY, CO. TIPPERARY.**

**Ballinderry Village is located approximately 1.5 km from the well known Lakeside venue of Terryglass, a popular tourist and leisure destination, approximately 20 km from Nenagh Town, in a prosperous farming and agricultural district. On c. 0.75 acres, the property (now vacant on the expiry of a former lease), offers excellent potential for a tradition style Pub Business, augmented by a Restaurant trade, in this much frequented tourist and sporting part of north Tipperary. Viewing of these highly attractive premises is recommended. The guide price for this attractive property is €350,000. CONSIDERABLE B & B POTENTIAL.**

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<b>Brief Schedule of the Main Retail Areas:</b>	<b>M2.</b>	<b>Sq.Ft.</b>
<b>Traditional Public Bar;</b>	<b>38.90</b>	<b>419</b>
<b>Old-style Snug;</b>	<b>44.24</b>	<b>476</b>
<b>Back Bar;</b>	<b>38.99</b>	<b>420</b>
<b>Outer Section;</b>	<b>42.05</b>	<b>453</b>
<b>Mezzanine Section;</b>	<b>18.42</b>	<b>198</b>
<b>Kitchen;</b>	<b>12.65</b>	<b>136</b>

**Extensive ancillary accommodation,  
Rear service yard and Stores including Coldroom.  
Rear carpark and range of stores.  
Small parking area on opposite side of the Road.**





