

Unique opportunity to acquire a renowned Family run Licensed Premises with an abundance of charm & character and with tremendous scope for re-development

B.FEIGHERY & SONS, MAIN ST. KILCORMAC, CO. OFFALY



JOHN P. YOUNGE FRICS FSCSI

AUCTIONEER & CHARTERED VALUATION SURVEYOR

35 LOWER PEMBROKE STREET, DUBLIN 2.

Tel; +353 1 661 8428 Fax; 01 676 5719 Mob; 087 277 5771



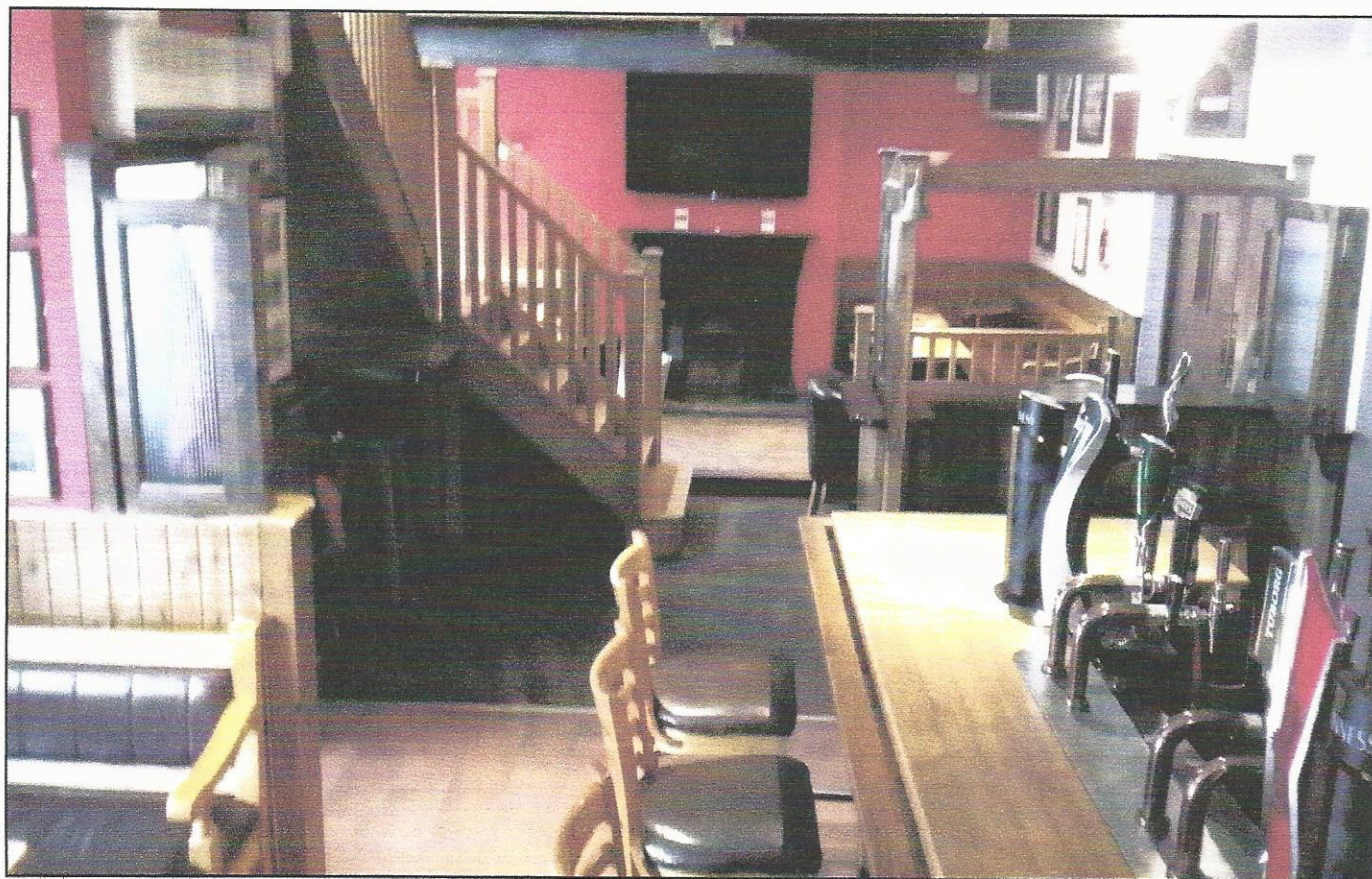
Licence No. 003582



Trading in the Feighery family since 1989, these substantial, traditional Licenced Premises, have been extensively re-modelled in the last number of years. Occupying a prominent corner trading position in the heart of Kilcormac, on the busy N 52, 20 km west of Tullamore Town, 16km east of Birr Town, in the heart of a prosperous farming district, within easy reach of numerous areas of scenic beauty and historical renown, including Lough Boora Discovery Park (4km) and the Slieve Bloom Mountains etc. BER Rating B2. Turnover particulars available on request. Excellent development potential.

ACCOMMODATION:

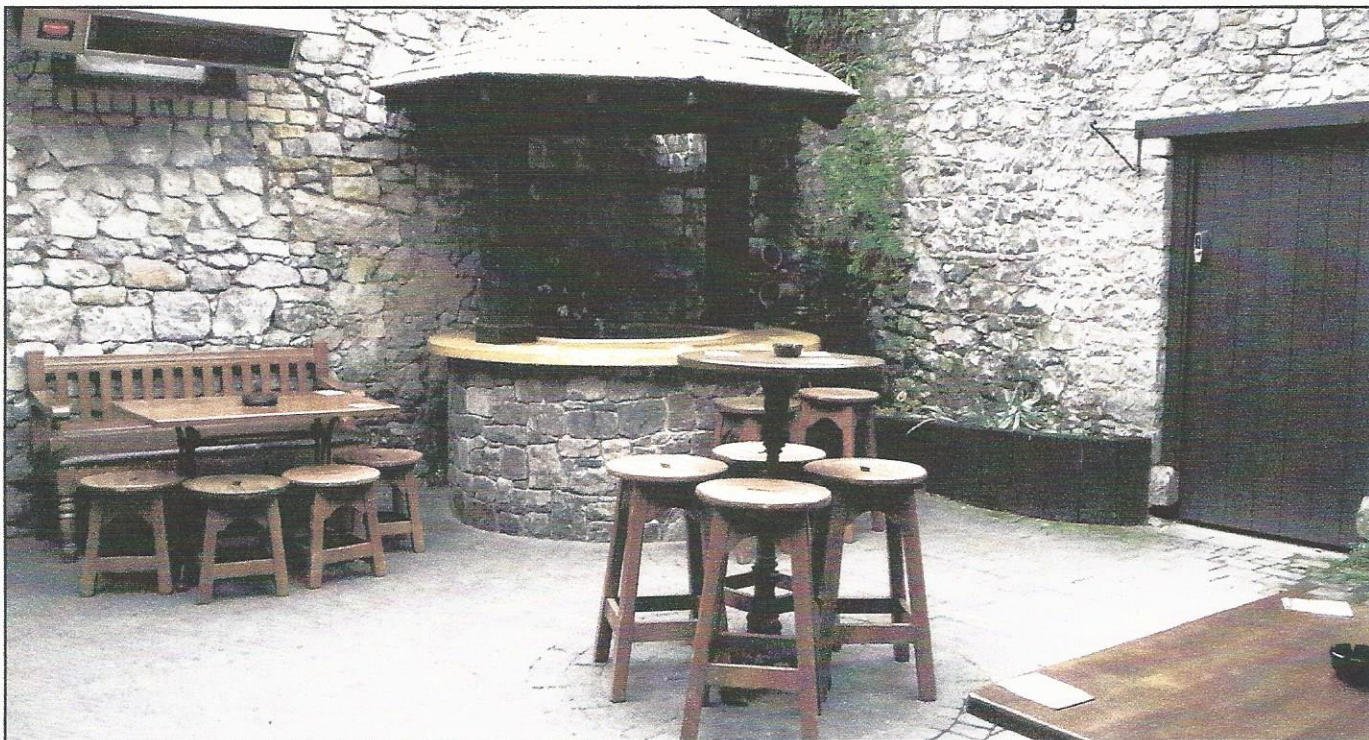
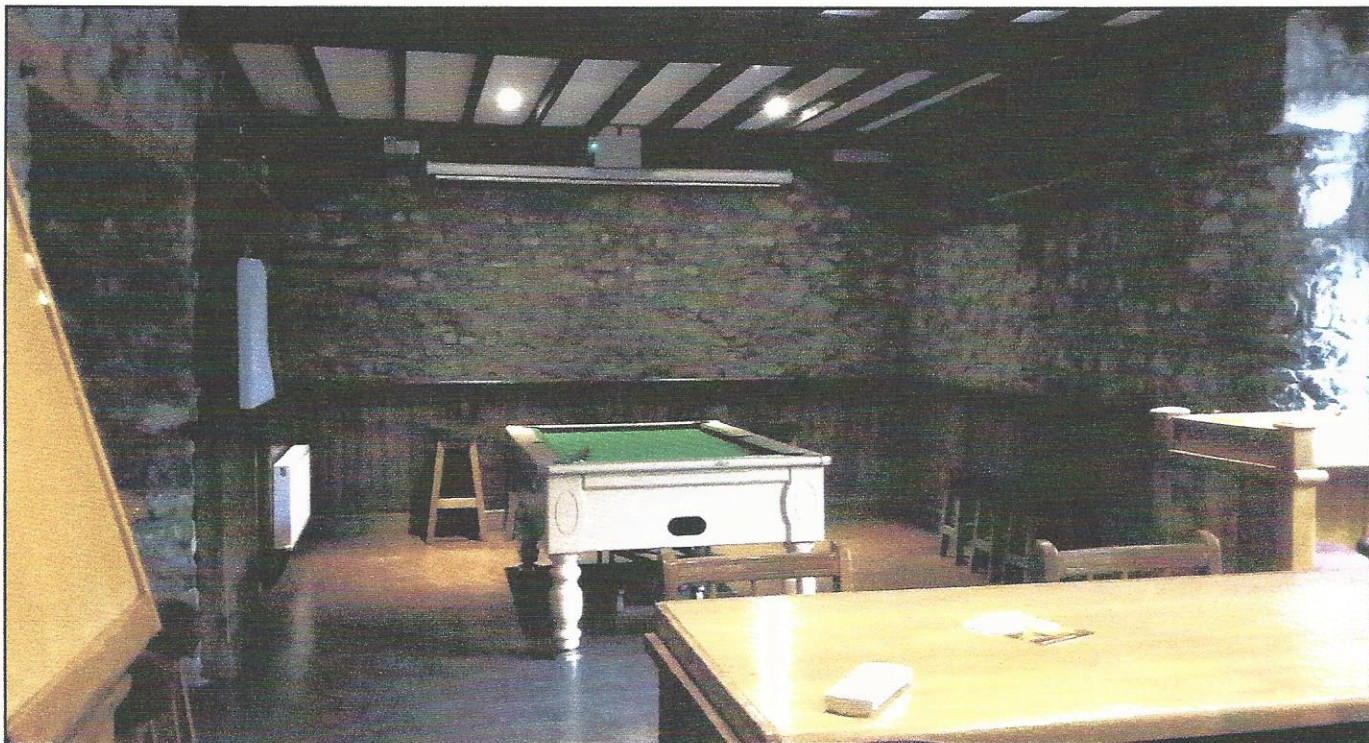
	SQ.FT.	M2.
Ground Floor;		
Traditional style Public Bar;	597	55.51
Off-Licence Dept;	207	19.25
Kitchenette;	51	4.78
Coldroom;	104	9.65
Back Bar/Gamesroom;	515	47.85
Ladies and Gents Toilets		
Upper Floor:		
Mezzanine area;	191	17.75
Function Room;	325	30.19
Ladies and Gents Toilets.		





	SQ.FT.	M2.
Outside;		
Cobbled Beergarden;	337	31.32
(with ornamental well)		
Original Buildings, in need of repair;		
Ground floor Kitchen;	288	26.73
Outer Store;	210	19.55
3 overhead rooms, in disrepair.		
Ancillary Buildings;		
Storeroom with c.h. boiler;	189	17.53
Loft;	189	17.53
Attic storage area;	473	43.97
Outer Entertainment area;	1,244	115.61
Enclosed paddock at rear;	3,477	323.00

VIEWING; By prior appointment only.



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