

**Exceptionally well appointed Licensed Premises of character,
with highly attractive-8- bedroom Residence attached,
with excellent potential for Guest Accommodation.**

'THE TOWER INN', TIMAHOE, CO. LAOIS.

**For sale by Public Auction on Thursday 21st June, at 3.00 p.m,
At Buswells Hotel, Molesworth/Kildare Street, Dublin 2.**



JOHN P. YOUNGE. FSCSI. FRICS.

35 LOWER PEMBROKE STREET, DUBLIN 2.

TEL. 01-6618428. 0872-775771. E. JPYOUNGE@EIRCOM.NET

BER rating: Licensed Premises D1. Apartment; D1.



PSRA Licence No. 003582



'The Tower Inn' is a long established and highly regarded Family operated Licensed Premises, located in the centre of Timahoe, overlooking the Village Green and facing the 12th century Romanesque Round Tower. Timahoe is located in the heart of a prosperous farming district approximately 12km south of Portlaoise.

The Tower Inn has an abundance of charm and character with the various trading areas finished in cut-stone and brick walls, timber flooring and an array of artifacts and memorabilia, all of which enhance the welcoming ambiance of the premises. Attached, is a spacious, well-appointed residence ideally suited to use as Guest Accommodation in addition to the benefit of a quality home. There is a popular, well conducted family business enjoyed, with certified turnover figures.



ACCOMMODATION SCHEDULE:	sq.ft.	m2
Licensed Premises;		
Main Lounge Bar;	41.74	449
Back Bar;	24.81	267
Sports Bar;	33.77	364
Rustic Snug;	8.35	90
Outer Snug;	7.02	76
Back Lobby; (separate side entrance)	8.07	87
Beer Coldroom;	3.00	32
Passageway to Ladies & Gents Toilets.		
The Residence: Ground Floor:		
Drawingroom;	17.14	184
Kitchen/Breakfast Room;	18.83	203
Back Kitchen;	11.24	121
Utility/Laundry Room;	4.82	52
Outer Utility Room;	5.66	61
Upper Floor:		
Back Bedroom;	11.00	119
Bathroom		
Front Bedroom;	18.56	200
Shower Room		
Front Bedroom;	12.93	139
Front Bedroom;	19.26	207
Back Bedroom, (en-suite);	14.42	155
Back Bedroom;	18.18	196
Front Bedroom;	21.53	232
Front Bedroom;	26.97	290
Office/Comms Room;	4.01	43
Annexe with outside Shower & two overhead rooms.		
Outside: Store;	26.13	281.

VIEWING: Strictly by appointment with the Auctioneer.

INVENTORY: Inventory of furniture and effects included in the sale available on request.

SOLICITORS WITH CARRIAGE OF SALE:

Messrs. White O'Donoghue,
Market Square,
Abbeyleix, Co. Laois.
Tel. 057-8731123. Fax: 057.8731304.
E. god_wod@eircom.net



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