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LANDMARK PUB/RESTAURANT ON THE HOOK PENINSULA, IN THE SUNNY SOUTH EAST. WITH 3-BED APARTMENT & LARGE CARPARK. FOR SALE.

**'THE TEMPLAR'S INN',
TEMPLETOWN, FETHARD-ON-SEA, CO. WEXFORD.**



This highly popular Seafood Restaurant and traditional style Pub, enjoys panoramic views across Templetown Bay to Waterford Harbour.

The property is being offered for sale with vacant possession, complete with an extensive inventory of furniture fittings and effects. The premises, which has an abundance of charm and character, are adjacent to the ancient Templar's Church and close to numerous beaches, The Hook Lighthouse and Visitor Centre, Loftus Hall as well as numerous local attractions. There is a thriving business enjoyed throughout the year but especially during late spring, summer and early autumn.

There is a very spacious private carpark to the side and rear, together with a paddock, providing considerable potential for additional business uses.

(2)

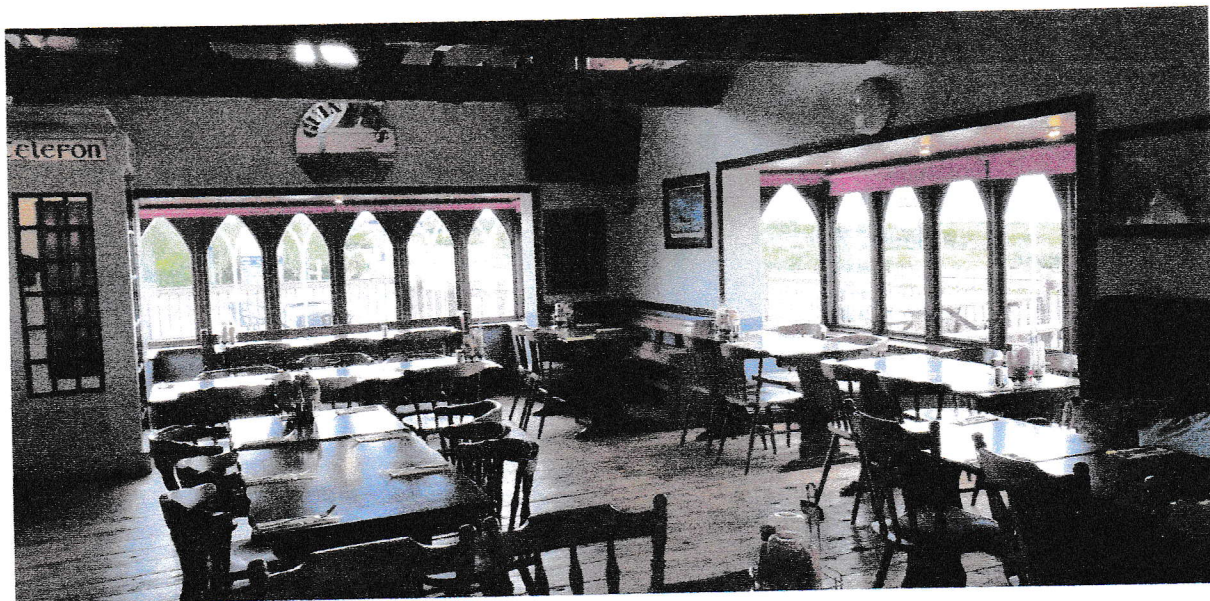
ACCOMMODATION:

m2

sq.ft.



Main Lounge Bar/Restaurant;	39.09	421
Bar section with bay window;	38.42	414
Inner Bar section; with bay window;	33.64	362
Restaurant area; with two bay windows;	44.29	477



Kitchen;	53.22	573
Dry Goods Store,		
Vegetable Store;	5.21	56
Outer prep kitchen;	15.18	170
General Store;	17.16	185
Service corridor and delivery access.		
Staff Toilet with w.c. w.b.		

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35 LR. PEMBROKE STREET, DUBLIN 2

(3)

Accommodation, Continued

sq.ft.

m2.



Private Functions Room/Annexe;

15.25

164

Ladies and Gents Toilets.

Back service passage with:-

Store;

18.41

188

Store;

4.95

53

Coldroom;

8.21

88

Internal stair to overhead Apartment comprising:



Kitchen cum Livingroom; with fireplace,

28.35

305

Three bedrooms and Bathroom with shower, w.c. w.b. fully tiled.

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35 LR. PEMBROKE STREET, DUBLIN 2

(4)

OUTSIDE:

Forecourt/Beergarden/Dining area.

Large tarmac carpark and rear paddock.

VIEWING:

By prior appointment only with the selling agent.

PRICE:

On application.