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LICENSED PREMISES OF CHARACTER, FOR SALE BY PRIVATE TREATY

**'IANO'S'**

**SHAMBLE STREET, off THE SQUARE, RATHDOWNEY, CO. LAOIS.**



**These highly popular, compact Family-run premises are located in the heart of Rathdowney Village, where two important arterial routes converge, the R433 and the R435, the former leading to the Dublin – Cork Motorway while links with the Dublin – Limerick Road. Rathdowney is a busy route linking Abbeyleix with Templemore.**

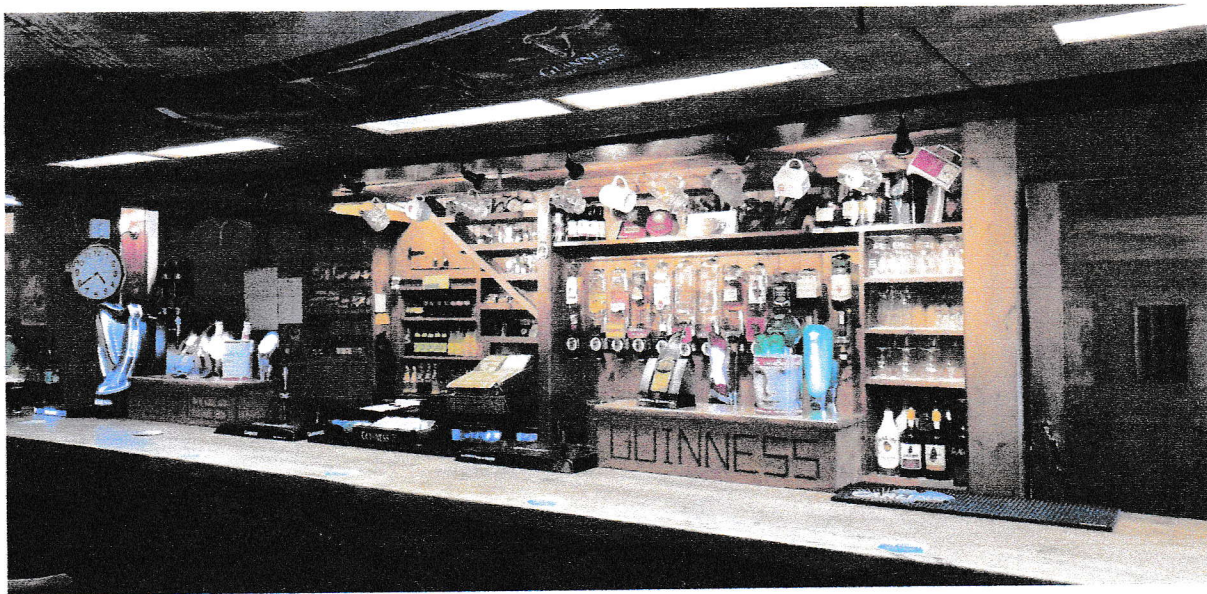
**The Vendor has been trading here successfully for the past 14 years and now wishes to retire, offering a steady, mainly local business, together with a comfortable overhead apartment. The property is in very good decorative order & has been well maintained.**



**Accommodation:**

**Sq.Ft.**

**M2.**



<b>Public Bar;</b>	<b>742</b>	<b>68.90</b>
<b>Kitchen/Breakfast Room;</b>	<b>201</b>	<b>18.71</b>
<b>Covered side-passage;</b>	<b>172</b>	<b>15.98</b>
<b>Coldroom;</b>	<b>33</b>	<b>3.07</b>
<b>Smoking Patio;</b>	<b>88</b>	<b>8.14</b>

**UPPER FLOOR:**



<b>Livingroom;</b>	<b>245</b>	<b>22.80</b>
<b>Four Bedrooms and Bathroom.</b>		

**VIEWING BY APPOINTMENT. SELLING PRICE: On application.**

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**35 LR. PEMBROKE STREET, DUBLIN 2**