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LICENSED PREMISES OF CHARACTER, WITH ALMOST 2,500 sq.ft.

RETAIL SPACE & LARGE RERE BEERGARDEN

'THE CLODAGH BAR'

BROWN STREET, PORTLAW, CO. WATERFORD.

FOR SALE BY PRIVATE TREATY.



JOHN P. YOUNGE. FSCSI. FRICS.

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BER;

PSRA Licence No. 0003582



The Clodagh Bar is an extremely well appointed residential Licensed Premises with an attractive, traditional style Public Bar and a spacious Lounge Bar cum Party/Functions Lounge, with the additional benefit of a spacious, partly covered beer garden and smoking patio, on one of the main thoroughfares of Portlawn. In addition there is a comfortable Apartment with ground floor kitchen, upper floor living room and three bedrooms, all in excellent decorative condition.



View of Public Bar



View of Lounge Bar

ACCOMMODATION:	m2	sq.ft.
Public Bar;	78.12	841
Passage way with Ladies, Gents and Disabled Toilets,		
Lounge Bar:	139.35	1,500
Lobby;	8.40	90
Store;	14.30	154
Ladies and Gents toilets off.		
Side Entrance Lobby;	4.49	48
Outside patio;	5.02	54
Beergarden;	78.13	841
Service Yard	42.45	456
Outside Store;	47.47	511

Residential Accommodation:

Ground Floor:

Kitchen: 15.47 167



Upper Floor:

Livingroom, three bedrooms, one with Dressing room off, Bathroom with w.c. pedestal w.b bath.

Viewing: By prior appointment with the selling agent.

Price: On application.

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