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**FORMER PERIOD LICENSED PREMISES FOR SALE BY PRIVATE  
TREATY, WITH EXCELLENT POTENTIAL FOR TOURIST BUSINESS.**

**‘F. J. MURRAY’,  
LOWER MAIN STREET & RIVER BARROW QUAY  
GRAIGNAMANAGH, CO. KILKENNY.**



‘Murray’s’ Former Licensed Premises occupies a prominent corner trading position in Graignamanagh Town Centre, at Lower Main Street and River Barrow Quay, c. 120 km from Dublin, in the heart of the River Barrow Valley, overlooking the river bridge and a large stretch of the river, at the eastern side of the town.

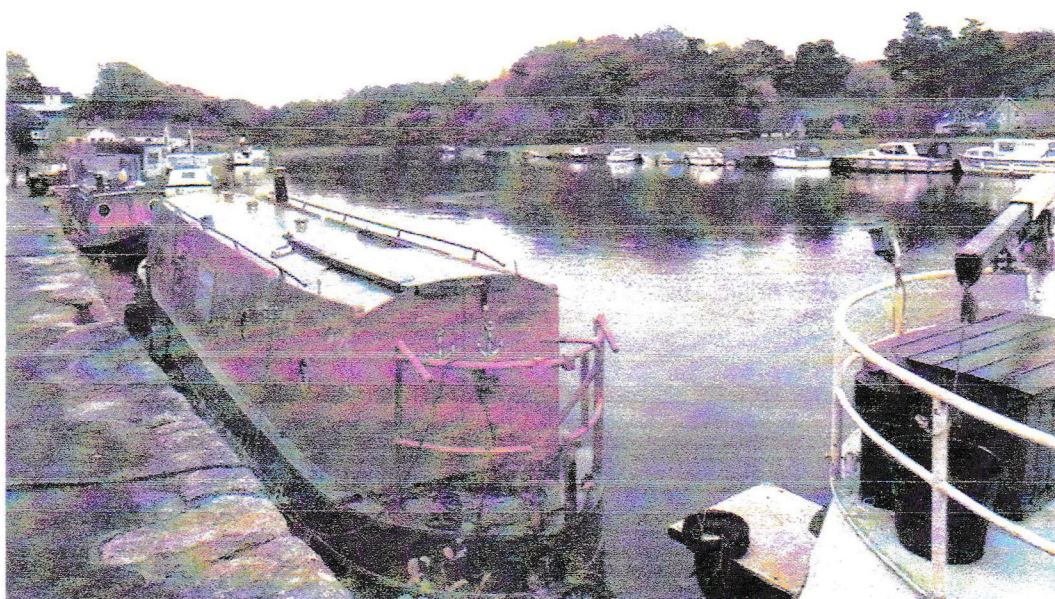
The property is now vacant, on the expiry of a short-term lease and comprises an old-world former Bar, divided into a number of sections at ground floor level, complete with former Beergarden and spacious overhead accommodation, ideal for the development of a Guesthouse/Bed & Breakfast business in this popular tourist district.

<b><u>Accommodation Schedule:</u></b>	<b>M2.</b>	<b>Sq.Ft.</b>
Ground Floor:-		
<b>Former Main Bar, with genuine flagstone floor;</b>	<b>39.00</b>	<b>420</b>
<b>Former Snug off;</b>	<b>7.52</b>	<b>91</b>
<b>Former Front Bar extension with fireplace;</b>	<b>10.67</b>	<b>115</b>
<b>Former Back Snug;</b>	<b>6.10</b>	<b>66</b>
<b>Former Back Bar;</b>	<b>16.95</b>	<b>182</b>
Service Passage; 5.217m x 1.327m		
<b>Utility/Storeroom;</b>	<b>7.49</b>	<b>81</b>
<b>Coldroom;</b>	<b>11.98</b>	<b>129</b>
Ladies Toilet.		
First Floor:-		
<b>Livingroom with white marble fireplace;</b>	<b>24.58</b>	<b>265</b>
<b>Kitchen;</b>	<b>18.36</b>	<b>198</b>
<b>Bedroom # 1; en suite;</b>	<b>10.13</b>	<b>109</b>
<b>Bedroom # 2, with fireplace;</b>	<b>10.29</b>	<b>111</b>
<b>Bathroom.</b>		
Second Floor:-		
<b>Bedroom # 3;</b>	<b>18.78</b>	<b>202</b>
<b>Bedroom # 4;</b>	<b>17.43</b>	<b>188</b>
<b>Bedroom # 5;</b>	<b>9.16</b>	<b>99</b>
<b>Bedroom # 6;</b>	<b>11.06</b>	<b>119</b>
<b>Bathroom.</b>		
Outside:		
<b>Lofted Store;</b>	<b>55.93</b>	<b>602</b>
<b>Former Enclosed Beergarden cum Smoking Patio.</b>		
Gents Toilet.		





View of former rear Beergarden cum Smoking Patio.



View of Gaignamanagh Marina/Quay.

**Viewing: By appointment only, with the selling Agent.**

**John P. Young FRICS. FCSI.**  
**35 LR. PEMBROKE STREET, DUBLIN 2**