

SUPERBLY APPOINTED, FAMILY RUN LICENSED PREMISES OF CHARACTER, WITH BEERGARDEN AND EXTERNAL FULLY FITTED BAR

**O'KEEFE'S,
KNOCKANANNA, CO. WICKLOW.
FOR SALE BY PRIVATE TREATY.**



Occupying a prominent, independent trading position in the attractive village of Knockananna, these premises have been remodelled to a very high standard in recent years and comprise a traditional style Lounge Bar and adjoining Games Room, together with a compact modern Kitchen and well-appointed ancillary accommodation. The property has the benefit of a spacious Beergarden and Smoking patio at the rear, complete with a fully equipped outside dispense Bar and adjacent patrons toilet block. Overhead is a 1,368 sq.ft. Apartment finished-out to an advanced stage, providing excellent living accommodation at first floor level.

There is an excellent Business enjoyed, with substantial certified turnover. The property is furnished, fitted and equipped to the highest standards and is located in a beautiful rural setting, c. 5 km from Hackettstown, 9 km from Tinahely, and 10 km from Aghavannagh.

Registered in Ireland No. 125593 PSRA Licence No: 003582 VAT No. 4817727P
John P. Young, FSCSI, FRICS, MCI Arb.

ACCOMMODATION:

sq.ft.

m2



Main Traditional style Lounge Bar;	1,078	100.18
Ladies and Gents Toilets.		
Modern Kitchen with extraction canopy;	216	20.03



Outer Games room/Sports bar;	679	63.00
Ice Store;	90	8.32
Inner Store; (with Coldroom; 2.548m x 1.646m)	180	18.75
Outer Store;	115	10.64

Outside:

Beergarden, smoking patio, dispense bar, service compound, outside toilets.



View of Beergarden and Dispense bar.

<u>Upper Floor:</u>	sq.ft.	m2.
Front Room;	162	15.07
Front Room;	212	19.70
Front Room;	263	24.39
Back Room;	334	31.00
Back Room;	212	19.72
Side Room;	81	7.51
Bathroom;	104	9.64

Title: Freehold.

Viewing: Strictly by appointment with the selling agent.

JOHN P. YOUNGE. FSCSI. FRICS. PSRA Licence No. 003582.

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BER: