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**Well known Residential Licensed Premises & Restaurant of Character,
in highly popular Village setting, adjacent to Lough Derg Marina.**

**THE DERG INN,
TERRYGLASS, NENAGH, CO. TIPPERARY.**

For sale by Private Treaty.



'The Derg Inn' is an extremely well-known Licensed Landmark and is one of only two Licensed Houses located in this popular Village, on the north eastern shore of Lough Derg, close to where the River Shannon enters the Lough and adjacent to Terryglass Marina, a much frequented amenity for anglers, sailors and visitors to this beautiful scenic of Co. Tipperary, 10.8 km south of Portumna, c. 28 km north of Nenagh, 4 km from Ballinderry and c. 11.5 km from Borrisokane.

The property is offered with full vacant possession have recently been Leased short-term and offers a very attractive opportunity to offer a quality food and beverage business, particularly during the tourist season, The property has spacious retail accommodation, extending to c. 242.18 m² (2,607 sq.ft.), together with a compact Shop Unit and an outside Beer garden/Smoking Patio. Overhead, is a 4 bedroom apartment providing excellent accommodation as a Patron's/Manager's living accommodation. Viewing of the property is recommended and can be arranged by prior appointment with the selling agent.

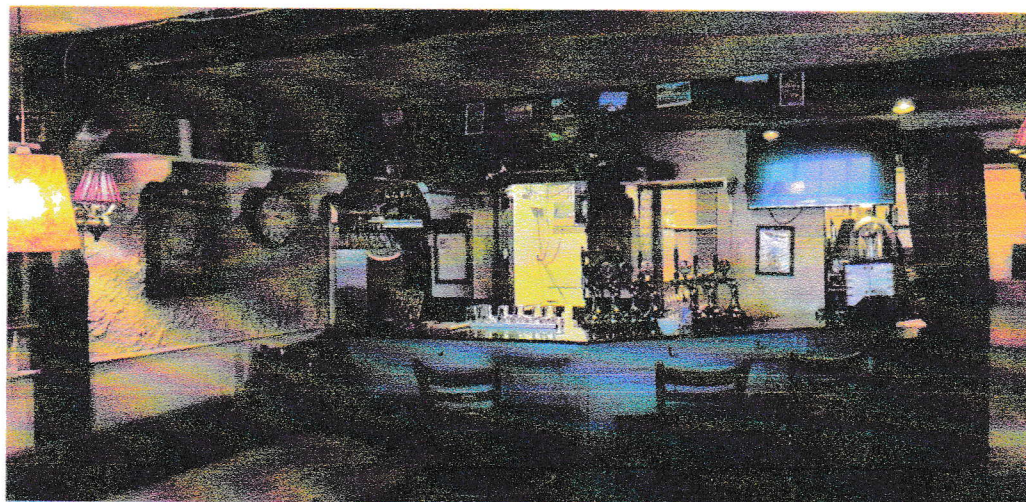
ACCOMODATION:

m2

Sq.Ft.

Ground Floor:

Entrance Lobby; 2.585m x 1.485m



Public Bar/Restaurant;

68.59

738



View of part of Dining area

Dining Area;	18.79	202
Confectionary Shop; Main Section;	31.99	344
Back Section;	13.64	147
Catering Kitchen;	33.47	360
Wash-up area;	8.29	89
Coldroom;	5.32	57
Store;	9.63	64
Food coldroom;	4.80	52
Freezer Store;	4.19	45

Ground Floor, continued:

m2

Sq. Ft.



Restaurant/Function Room:

109.17

1,175

Ladies & gents Toilets.

Disabled Toilet/Baby changing room.

Upper Floor:

Front Room;

14.00

204

Front Room;

10.84

117

Front Room;

7.30

79

Back Room;

14.57

157

Bathroom; 3.258m x 2.139m with shower, hotpress with water heater.

Kitchen;

9.85

106

Outside: Beer Garden/Smoking area.

Title: freehold.

BER Rating: C2, No. 800546590.

Viewing: Strictly by prior appointment with the selling agent;

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