

Superbly appointed Bar, Lounge & Restaurant with excellent 3-bed Apartment, furnished, fitted & equipped to a high standard, Freehold.

For Sale by Private Treaty.

'VISTA MAR II'

MAIN STREET, BALLYCONNELL, CO. CAVAN.



These recently remodelled and extended Licensed Premises occupy a prominent trading position in the Town of Ballyconnell which lies in the heart of a popular angling and coarse-fishing district which boasts numerous lakes and rivers within the north Cavan and Border Counties.

Under the careful management and operation of the vendors, this property has gained an excellent reputation as a popular food and beverage destination, now happily reopened after the Covid-19 lockdown, attracting a patronage from within a wide catchment area.

The premises are fully equipped to modern day standards with a state-of-the-art catering kitchen, complimented by excellent ancillary accommodation. A feature of the property is the beautiful 3-bedroom Apartment overhead, which is fully self-contained. Viewing is indeed recommended, with obvious evidence of the considerable spend already incurred plain to see.

ACCOMMODATION:

M2. Sq.Ft.



Public Bar: 51.36 553



Lounge Bar; 66.36 714

Beer Coldroom; 3.99 43

Stillroom/Kitchenette; 6.74 73

Catering Kitchen; 16.76 180

Restaurant; 90.63 979



Views of Restaurant



<u>Upper Floor Apartment:</u>	M2	Sq.Ft.
Modern Domestic Kitchen;	6.84	74
Front Bedroom;	22.64	244
Sittingroom;	10.73	115
En-suite Bedroom;	11.50	124
Back Bedroom;	17.45	182
Fully tiled bathroom with shower		
Corridor with walk-in closet		



Views of front Bedroom



SERVICES:

Mains Public Services including 3-phase power.

Viewing:

Strictly by appointment with the selling agent.

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