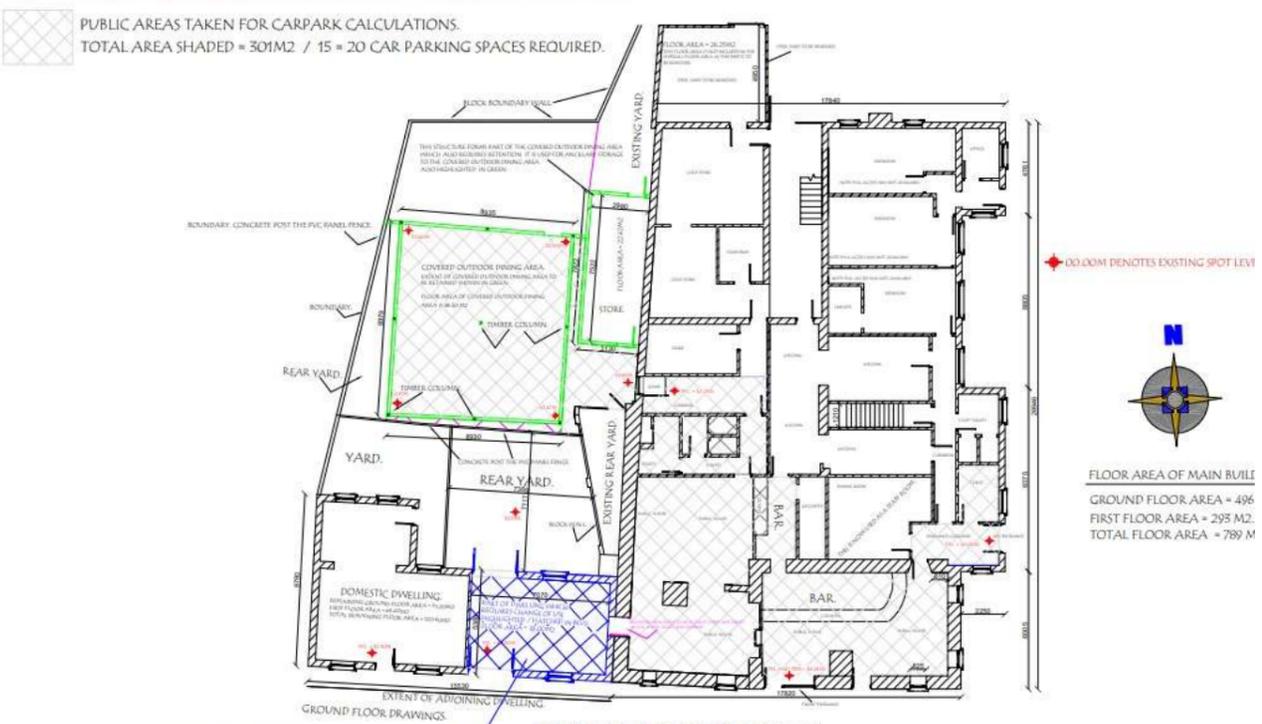




BLUE HIGHLIGHT / HATCHING DENOTES SECTION OF ADJOINING DWELLING HOUSE WHICH REQUIRES CHANGE OF USE.
PURPLE HIGHLIGHT / HATCHING DENOTES REAR YARD WHICH REQUIRES CHANGE OF USE PLUS AREA OF OUTDOOR COVERED DINING AREA.



THE PURPOSE OF THE CHANGE OF USE OF THIS SECTION OF THE DWELLING HOUSE IS FOR THE PURPOSE OF NEW TOILET LORRY AND TOILET BLOCK, LADIES, GENTS AND DISABLED. FINAL LAYOUT DESIGN AND ANY CHANGES TO ELEVATIONS WILL FORM PART OF A NEAR FUTURE PLANNING APPLICATION FOR THIS PROPOSAL ALONG WITH OTHER PROPOSAL FOR EXTENSIONS AND ALTERATIONS.

GROUND FLOOR DRAWINGS.

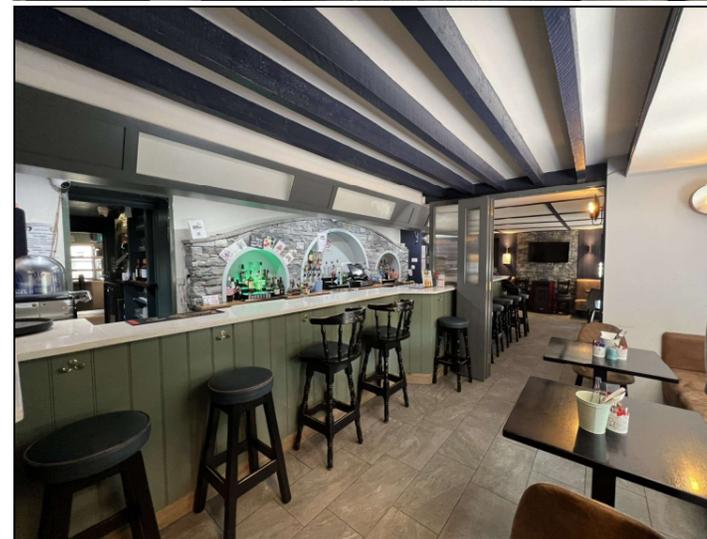
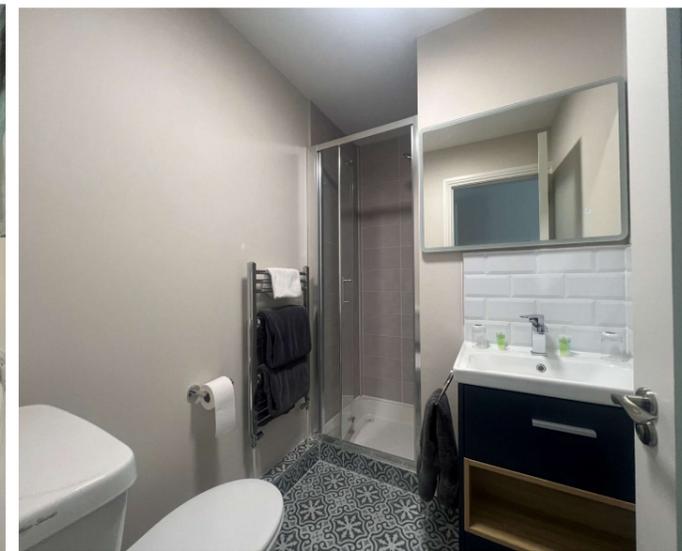


Nagle`s Bar & Accommodation, Kilsheelan, E91 A6D7

Outstanding opportunity to purchase a successfully - trading Bar, Restaurant, 3 bed apartment and 13-bed Guesthouse in a pivotal location on the N24 adjacent to the Blueway, and with substantial parking area

Price On Application





Brought to the market by P.F. Quirke & Co. Ltd. Nagle's Bar, Restaurant and Guesthouse, Kilsheelan is an outstanding opportunity to purchase a fully fitted and trading Bar, Restaurant and 3 Bed apartment and 13 Bed Guesthouse in a pivotal location on the N24 in Kilsheelan.

This premises has been extensively and recently renovated and is in excellent condition throughout.

It is fully fitted to run a top-class business and For Sale as a going concern. The Bar and Restaurant are very popular locally and the Guesthouse accommodation is close to 100% occupancy.

Rarely does a ready-to-trade opportunity such as this come to the market. Particularly in a busy location. Early enquiries advised.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- Located on N24 in Kilsheelan & Near Blueway
- 3 bed apartment & 13 bed guesthouse
- Current trading bar & Guesthouse
- Recently renovated to excellent standard
- Substantial parking area
- Fantastic commercial opportunity