



Halfway House Pub, Rathronan, Clonmel, E91 XC79

Exceptional opportunity to purchase a successfully trading licensed premises with residential accommodation.

Guide Price €280,000





Brought to the market by PF Quirke & Co., is a great opportunity to purchase a residential licensed premises with a lengthy trading history. The Halfway House has been a familiar landmark on the Clonmel to Fethard Road for many years and it is now being offered for sale as the owners for the last 25 years are now retiring.

The Licensed Premises incorporates bar, lounge, snug, pool room, smoking area and garden area with all the required storage and service support accommodation. There are also 4 bedrooms, 2 reception rooms and two kitchens (one with the pub and one with the residence). There is a large parking area to the front and extensive frontage to the main road, This business has always traded well and provides a great opportunity to operate a licensed premises with residential accommodation. We recommend early inspection.

Porch
1.43m (4'8") x 1.09m (3'7")
 Tile floor.

Hallway
9.81m (32'2") x 2.07m (6'9")
 Tile floor.

Front Bar/Lounge 1
8.65m (28'5") x 8.3m (27'3")
 Tile & wood floor, wood panelled walls, stone feature wall, solid fuel stove and full bar.

Pool Lounge
9.91m (32'6") x 4.31m (14'2")
 Wood floor, double doors leading to rear smoking area.

Ladies Bathroom
2.52m (8'3") x 3.66m (12'0")
 Hexagonal pattern tile floor, tiled walls, whb, 2 toilet cubicles and wood panelled ceiling.

Gents Bathroom
2.89m (9'6") x 3.22m (10'7")
 Hexagonal pattern tile floor, tiled walls, whb, 2 toilet cubicles, urinals and wood panelled ceiling.

Main Bar/ Lounge area
12.37m (40'7") x 5.68m (18'8")
 Tile & laminate floor, solid fuel fireplace with red brick surrounds, main bar, double doors leading to lounge 3 & door to rear beef garden.

Lounge area 3
5.66m (18'7") x 5.05m (16'7")
 Laminate floor.

Services room
2.98m (9'9") x 1.7m (5'7")
 Lino floor, units at eye & floor level.

Store Room
4.48m (14'8") x 4.19m (13'9")
 Shelving along one wall and large commercial walk-in fridge.

Kitchen
5.76m (18'11") x 6.89m (22'7")
 Laminate floor, units at eye & floor level, wood panelled ceiling, hygiene walls.

Smoking Room
3.25m (10'8") x 3.21m (10'6")
 Double doors leading to covered beer garden patio.

Self Contained 1 bedroom unit
 Bathroom, kitchen/living, bedroom

Upstairs Kitchen/Dining
2.77m (9'1") x 5.81m (19'1")

Bedroom 2
3.22m (10'7") x 4.86m (15'11")

Hallway
3.95m (13'0") x 1.08m (3'7")

Bedroom 3
2.77m (9'1") x 4.34m (14'3")

Bedroom 4
2.66m (8'9") x 3.62m (11'11")

Bathroom
1.47m (4'10") x 1.99m (6'6")
 Tile floor & walls, electric shower, w.c. & whb.

Garage

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.

- Residential licenced premises with lengthily trading history
- Large parking area to front
- Familiar landmark on Clonmel to Fethard road
- 4 bedrooms, 2 reception rooms & 2 kitchens
- Previous owners trading for last 25yrs
- Prime location between Clonmel & Fethard



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Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers / lessees should satisfy themselves as to the correctness of information given.

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