



Tarbert, Kerry

AUCTION AUCTION Seven day licenced residential premises in Tarbert Village, Co. Kerry. Seven day licenced residential premises in Tarbert Village, Co. Kerry. The street-side property enjoys a good profile along Chapel Street within proximity of the Roman Catholic Church and all village amenities. The bar is in turn-key condition with "L" shaped bar counter and ample seating. There is a large beer garden and smoking area to the rear with vehicle access for deliveries. There is a kitchen/dining/living area on the ground floor with 2 bedrooms, office and shower room on the first floor. Viewing is highly advised - strictly by appointment only - Dillon Prendiville Auctioneers 068-21739 Auction: Wednesday 12th February 2020 at 3pm. Venue: The Horseshoe Bar & Restaurant, William Street, Listowel, Co. Kerry. Solicitors: Ms Anne Cotter - Lee's Solicitors, 45 Church Street, Listowel, Co. Kerry. Accommodation Bar 9.6m x 5.9m With "L" shaped solid oak bar/counter with ample seating area, neatly presented and decorated. Pool Table/Dance Floor & TV Area 6.8m x 3.6m With Velux roof light. Ladies 2.6m x 2.8m 2 cubicles, whb, fully tiled walls and window. Gents 2.8m x 2.7m With cubicle, 3 urinals, whb and window. Rear Entrance Lobby 2.1m x 4.0m With enclosed keg storage - access to beer garden and smoking area. Smoking Area Covered smoking area with seating area and incorporating a utility space with washing/dryer facilities and oil fired boiler. Lean-to Lock-up Store 2.2m x 5.0m Large Beer Garden 18.0m x 8.0m With access from laneway. Residential Space/Apartment Entrance Hall 5.8m x 1.5m With staircase and spirits store under the staircase. Inner Lobby 2.5m x 1.7m With built-in storage space. Kitchen/Dining/Living Area 6.6m x 3.3m With access to the bar and to the rear entrance lobby. First Floor Landing 3.5m x 2.0m With fitted carpet, hot-press and window. Shower Room 2.2m x 2.0m Fully tiled floor to ceiling, electric shower, wc, whb and frosted window - flat roof construction. Bedroom 1 3.5m x 3.6m Fitted carpet and built-in wardrobe. Bedroom 2 3.5m x 4.0m Fitted carpet, built-in wardrobe and built-in shelving. Office 2.0m x 3.0m With shelving and window. Features Fully licenced. Turn key bar. Spacious smoking area. Large beer garden. Superb potential. BER Details BAR BER: E2 BER No. 800619405 Energy Performance Indicator: 1387.51 kWh/m²/yr APARTMENT BER: G BER No. 110776267 Energy Performance Indicator: 656.67 kWh/m²/yr

BASE INFORMATION:

Bed : 2
Bath : 2

BUILDING INFORMATION:

Number of Floors : 2
Floor area (Total) : 200