



Tralee, V92FR82, Kerry

PRICE ON APPLICATION - LEAHY'S BAR, BALLYDUFF - We have been instructed to offer for sale by Private Treaty Leahy's Bar, Ballyduff Village now under the management of the Leahy Family.

PRICE ON APPLICATION - We have been instructed to offer for sale by Private Treaty Leahy's Bar, Ballyduff Village now under the management of the Leahy Family. This substantial landmark licenced residential premises enjoys a pivotal location within a bustling village in North Kerry with a large surrounding hinterland. The extensive premises comprises of bar/lounge/snug with associated ladies/gents, designated smoking area and keg room. There is a fully refurbished 5 bedroom residence with bathroom and shower room on the first floor with a private sitting room and kitchen on the ground floor with private access. Additionally, there is an adjoining lock-up unit which trades as Browne's Bookmakers with storage space overhead. Externally, there is a gated vehicle access to a large concrete yard for deliveries. This large space offers great potential for marquee/beer garden. The premises is within immediate proximity to the Roman Catholic Church and car park and enjoys a prime location. The premises underwent a complete refurbishment some 4 years ago with new wiring, heating, plumbing, insulation, windows etc... For further details contact sole selling agents Dillon Prendiville 068-21739. Accommodation: Entrance to Private Residence Directly into the private sitting room. Sitting Room 4.4m x 4.8m With staircase. Kitchen 5.4m x 2.2m Tiled floor, fully fitted kitchen, hob, oven, extractor fan, splash back and side private access. Lobby 2.8m x 1.0m Internal lobby from private dwelling to bar. Keg Room 2.3m x 4.4m Kilkenny beer chiller system, refrigerated beer keg store and side door access from yard. Snug 5.2m x 3.8m With tiled floor, Stanley range and seating area. Bar/Lounge 5.5m x 16.5m With access from Main Street and Church Lane. Mahogany Bar, ample filled shelving and drinks display, tiled floor, dance floor area - dual aspect with windows looking onto Main Street and Church Lane. Lobby to Smoking Area & Gents Toilet Lobby 4.8m x 1.0m Gents Toilet 3.1m x 2.9m Tiled floor, urinals, wc, sink and window. Ladies Toilet 4.0m x 3.4m Tiled floor, toilets (2 cubicles), sink, window - with access to concrete yard. Betting Office 5.6m x 4.0m Overhead Storage Space 9.6m x 4.3m Overhead storage space offering great potential. First Floor Landing Corridor 10.7m x 1.25m Velux and gable window. Office/Bedroom 4.3m x 2.7m With attic access and hot-press. Bedroom 1 3.5m x 5.2m Fitted carpet, built-in wardrobe and 2 windows overlooks the Main Street. Bedroom 2 4.3m x 4.8m Fitted carpet - dual aspect. Family Bathroom 3.0m x 2.8m Tiled floor to ceiling, corner electric shower, free standing bath, wc and whb. Corridor 5.2m x 1.3m Gable window. Bedroom 3 3.8m x 4.2m Fitted carpet and gable window. Bedroom 4 4.2m x 4.0m Fitted carpet and built-in wardrobe. Shower Room 3.0m x 1.7m Features: Turn-key business. Property in pristine condition - recently refurbished. Pivotal village setting. Adjoining Bookmakers (Rental Income €5,000/annum. Thriving business. Large yard/beer garden. 5 Bedroom private residence with Main Street independent access. Protected structures Reg. No. 21300901 Special Interest Arch. Soc. Art.

BUILDING INFORMATION:

Number of Floors : 2