



JP&M  
**DOYLE**

Established. 1952

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**FOR SALE BY PRIVATE TREATY**

**SUBSTANTIAL RESIDENTIAL LICENSED PREMISES  
C. 690 SQ. M./ 7,427 SQ. FT.,  
MICK REID'S,  
MAIN STREET,**



**BLESSINGTON, CO. WICKLOW,  
W91RP8X.**

[jpmdoyle.ie](http://jpmdoyle.ie)

**(01) 490 3201**



## LOCATION:

Situated fronting the main street and adjoining the New Town centre in this thriving commuter town of Blessington. The town is situated approximately 18 miles to the south of Dublin on the N81. Transport links in the area include the N81 and Dublin Bus commuter route with easy access to the M50, M7 and the Luas at Citywest. Adjacent occupiers include Ulster Bank, Super Valu, Dunnes Stores, Paddy Power and Boyles Sports. The town of Blessington has a population of approximately 5,000 people (as of the 2011 census).

## DESCRIPTION:

Substantial residential/ commercial premises with tremendous potential extending to c. 690 square meters/ 7,427 square feet, comprising of Bar, Lounge, Large Function Room, Cellar, Ladies & Gents WC's, Kitchen, Large Office, Livingroom, Four Bedrooms and Bathroom. To the rear there is a large store & rear yard. The property lends itself to conversion to other uses including Retail, Residential or restaurant (subject to receiving the necessary planning consent).





## ACCOMMODATION:

### Ground Floor

**Bar:** c. 41 sq.m/ 439 sq.ft. Fully fitted, toilets off

**Lounge:** c. 58 sq.m/ 620 sq.ft. Fully fitted, toilets off

### Hall

**Function Room:** c. 260 sq.m/ 2,793 sq.ft. Ladies & Gents w.c.'s off

**Kitchen:** Fully fitted

**Cellar:** c. 49 sq.m/ 527 sq.ft.







## **First Floor**

**Office:** c. 31 sq.m/ 333 sq. ft. Previously used as a Hair Salon, toilets off

**Living Room:** c. 20 sq.m/ 215 sq.ft

## **Store**

**Bathroom:** Bath, w.c., w.h.b.

## **Laundry Room**

**Bedroom 1:** c. 11 sq.m/ 116 sq.ft

**Bedroom 2:** c. 13.4 sq.m/ 144 sq.ft

**Bedroom 3:** c. 13.4 sq.m/ 144 sq.ft

**Bedroom 4:** c. 11.5 sq.m/ 124 sq.ft

**Outside:** Rear gardens & store







**For presentation purposes only**



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**VIEWING:**

By Appointment Only

**BER:**

C1

**PRICE REGION:**

Price on Application



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