



THE BIRCHGROVE BAR, BALLINASLOE, CO. GALWAY



2,000 SQ. FT. BAR TO LEASE

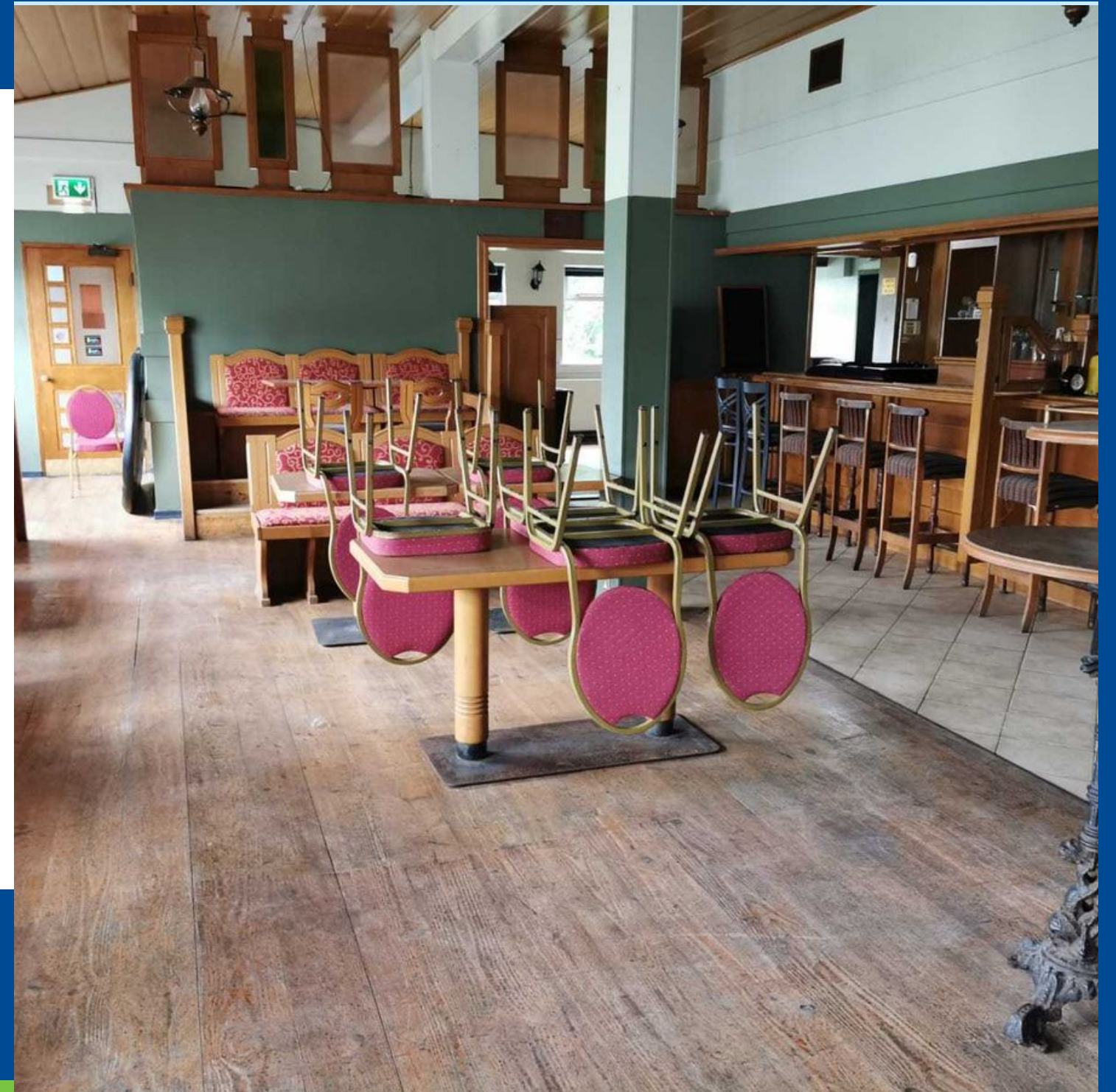


LOCATION

The Birchgrove Bar is located on the **R446**, the old Galway to Athlone road and is approximately 5 minutes outside Ballinasloe town.

Birchgrove benefits from **excellent transport links** as it is only 2km from the national **M6** Galway to Dublin road.

Surrounding land uses are mainly agricultural and residential, which makes this the perfect area for its use. It is closeby the Paraig Pearses GAA Club.





DESCRIPTION

The property comprises of:

- A large bar/lounge area with ample seating throughout
- Pool room
- Meeting room
- Kitchen
- ladies and gents' toilets
- Outside there is a large carpark with an ample parking space.
- The property can easily cater for large functions and gatherings and benefits from a large catchment area.





SUBJECT PROPERTY

The Birchgrove Bar, Ballinasloe, Co. Galway

GUIDE RENTAL

€30,000 per annum

VIEWING

Strictly by appointment through the sole leasing agent, BV Real Estate

CONTACT

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