



Landmark Residential Public House In Excellent Condition Throughout

5,000ft² approx

Bo Allens, Main Street, Moate, County Westmeath, Ireland, N37 N2N3

BER TO BE CONFIRMED

**Sherry
FitzGerald**
Davitt & Davitt

ACCOMMODATION SUMMARY

Public House: 182m²
Residence: 182m²
Basement: 93m²
Gross Internal Floor Area, Courtyard & Balcony 457m²

DESCRIPTION

This exceptional property offers a unique opportunity to acquire a three-storey over basement landmark residential public house with a private four-bedroom residence, located in the heart of Moate's Main Street. Trading successfully under the current ownership for over 27 years, the establishment is now being offered for sale due to the owners' retirement.

The building spans a generous total area of 5,000ft² approx, with the commercial space, including the bar, lounge, and basement, covering 3,200ft² approx. The private residence, spread over two floors, encompasses 2,000ft² approx. and features four spacious bedrooms. The living accommodation offers a welcoming atmosphere with two living rooms, a large kitchen, dining room, balcony, two bathrooms, and a primary bedroom that benefits from a walk-in wardrobe.

Key to the property's appeal is its extensive range of facilities, including a large modern bar and lounge area, a pool room, and a cold room, which all contribute to the pub's solid trading history. The basement and additional access to the rear enhance the property's

flexibility, while the rear courtyard and smoking area provide an excellent outdoor space. The residence enjoys its own separate entrance, offering privacy for the owners.

The property also benefits from oil-fired central heating and an enviable location in Moate, a thriving town with excellent amenities.

FEATURES

- Large modern Bar, Lounge, Pool Room and Cold Room.
- Good turnover/strong trading history.
- Four-bedroom residence with separate entrance.
- Basement and access to rear.
- Excellent location
- Rear smoking area and beer garden
- OFCH

FIXTURES & FITTINGS:

The Bar is being sold with all fixtures and fittings.

TENURE:

For Sale Freehold

VIEWING:

Viewing is highly recommended but strictly by private appointment.

PRICE ON APPLICATION

Certified Turnover Figures available to Principals only.



Public House

Ground Floor 182m (1,959ft²):

Entrance 2.1m x 1.5m (6'11" x 4'11"):
Bar 9.5m x 8.2m (31'2" x 26'11"):
Hallway 3.2m x 2.1m (10'6" x 6'11"):
Pool Room 4.1m x 8.3m (13'5" x 27'3"):
Storage 2.2m x 2.3m (7'3" x 7'7"):
Hallway 5.3m x 2.3m (17'5" x 7'7"):

Courtyard/Smoking Area

6.2m x 5.3m (20'4" x 17'5"):

Men's WC 2.3m x 3.9m (7'7" x 12'10"):

Women's WC 2.5m x 3.3m (8'2" x 10'10"):

Side Entrance 1m x 8.3m (3'3" x 27'3"):

Residence

First Floor 92m (990ft²):

Side Entrance Landing

3.9m x 1.7m (12'10" x 5'7"):

Landing 1.8m x 7.7m (5'11" x 25'3"):

Sitting Room 3.8m x 3.6m (12'6" x 11'10"):

Living Room 3.8m x 4.4m (12'6" x 14'5"):

Kitchen 2.8m x 6.1m (9'2" x 20"):

Dining Room 3.8m x 3.4m (12'6" x 11'2"):

Balcony 1.9m x 2.9m (6'3" x 9'6"):

WC 2.6m x 1.6m (8'6" x 5'3"):

Second Floor 90m (968ft²):

Landing 1.8m x 7.7m (5'11" x 25'3"):

Bedroom One 3.9m x 4.4m (12'10" x 14'5"):

Walk in Wardrobe

2.8m x 2.4m (9'2" x 7'10"):

Bedroom Two 2.8m x 3.6m (9'2" x 11'10"):

Hallway 3.8m x 1.1m (12'6" x 3'7"):

Bathroom 2.1m x 2.4m (6'11" x 7'10"):

Hotpress 2.1m x 1.4m (6'11" x 4'7"):

Bedroom Three 3.5m x 4m (11'6" x 13'1"):

Bedroom Four 3.5m x 3.8m (11'6" x 12'6"):

Basement & Yard 93m (1,000ft²):

Basement 8.2m x 9m (26'11" x 29'6"):

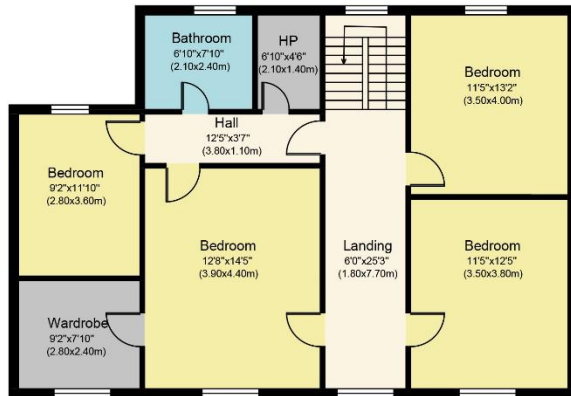
Yard 3.8m x 5m (12'6" x 16'5"):





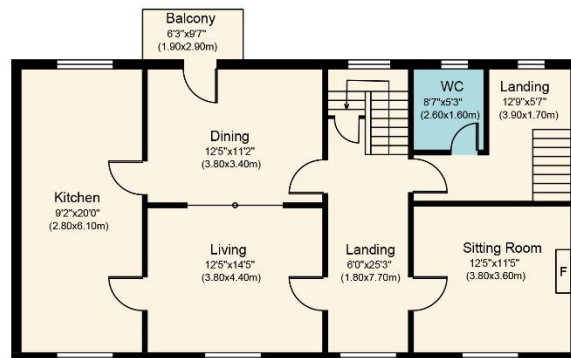
Residential





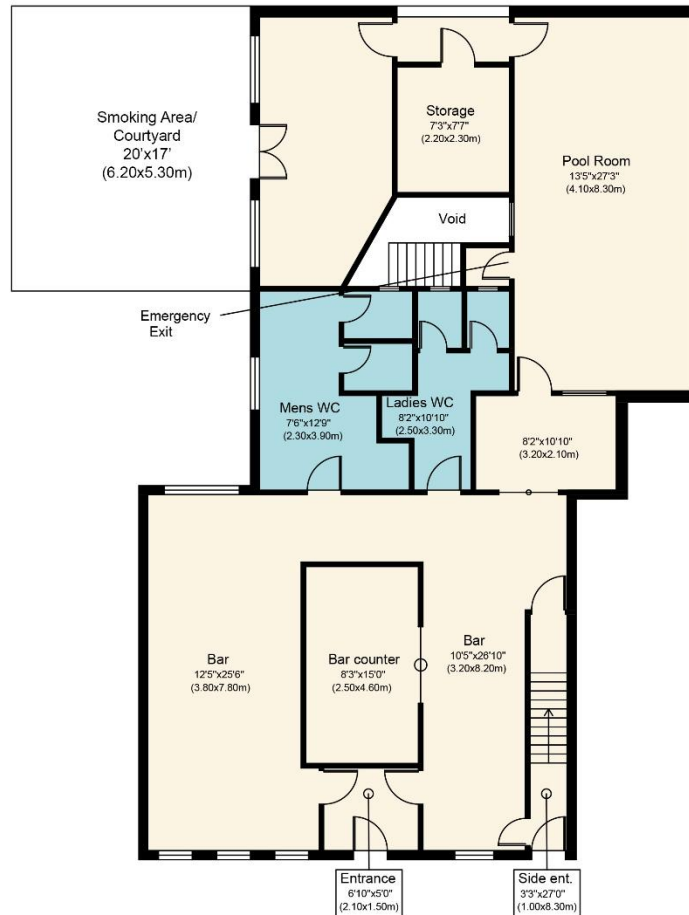
SECOND FLOOR

Approximate Floor Area, 969 sq.ft / 90 sq.m



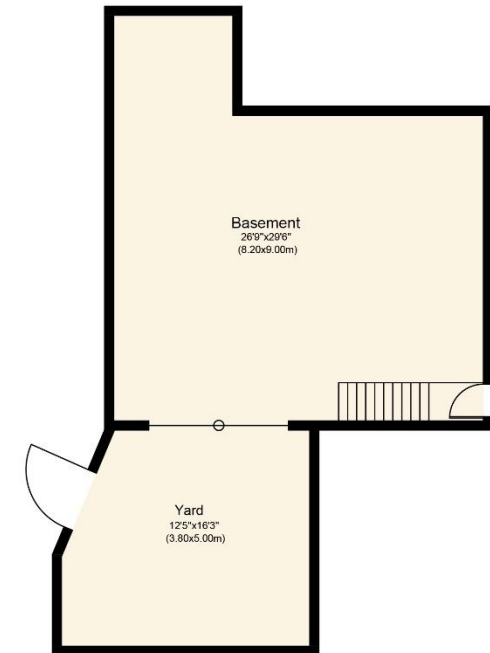
FIRST FLOOR

Approximate Floor Area, 990 sq.ft / 92 sq.m



GROUND FLOOR

Approximate Floor Area, 1959 sq.ft / 182 sq.m



BASEMENT

Approximate Floor Area, 1000 sq.ft / 93 sq.m

Approximate gross internal Floor area = 4918 sq.ft / 457 sq.m

Illustration for identification purpose only
measurements are approximate and not to scale