



The Red Deere & Adjoining Properties, Garranbeg, Pallasgreen, Co. Limerick V94 RY99



Price on Application



This mixed-use property is a versatile and expansive offering, ideally situated on the N24 road that connects Limerick to Tipperary, ensuring high visibility and accessibility. The property features a seven-day licensed premises, perfect for a pub, bar, or restaurant, with accommodation overhead, providing convenience for the owner or staff.



Additionally, the property includes a highly desirable adjoining two-storey residence with four bedrooms, characterized by its fine craftsmanship and spacious layout. This residence offers a comfortable living and bedroom space and maintained in superb condition throughout.



There is a separate retail unit, currently vacant, is also part of the property, presenting a valuable opportunity for a new business venture or rental income. The entire property is set out on a substantial site, boasting a separate access to the rear which already contains existing commercial outlets and also includes a site area ripe for development, offering significant potential for expansion or new projects.



The location is a key asset, with Limerick City and Tipperary town both just a 15-minute drive away, making it an attractive option for commuters and businesses alike. The property benefits from good local village amenities, enhancing its appeal to both residents and customers.

Overall, this property presents enormous potential and flexibility, suitable for a variety of uses, whether residential, commercial, or mixed-use. The included seven-day license further enhances its value, making it an excellent investment opportunity.



Rooms:

Modern and spacious and lounge area

With counter, extensive seating and function area, ladies and gents toilet facilities off, store and smoking area 16.06m (52'8") x 11.03m (36'2")

Living area overhead

Incorporating a kitchen, sitting room, 2 bedrooms and bathroom



Separate residence with hallway

Retail Unit on the ground floor With cold room
11m (36'1") x 7m (23'0")

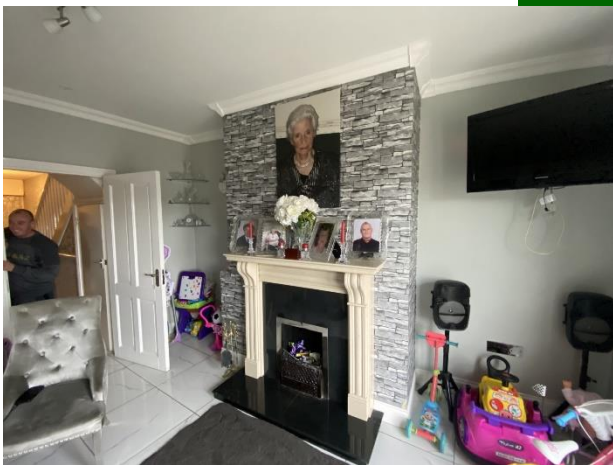
Kitchen/dining Tiled floor with patio doors to rear yard 6m (19'8") x 4.05m (13'3")



First Floor sitting room With feature fireplace and solid fuel stove 5m (16'5") x 4.03m (13'3")

Bedroom 1 Master with fully fitted and tiled en suite
5.02m (16'6") x 3.07m (10'1")

Bedroom 2 Double with built in wardrobes
4.03m (13'3") x 4m (13'1")



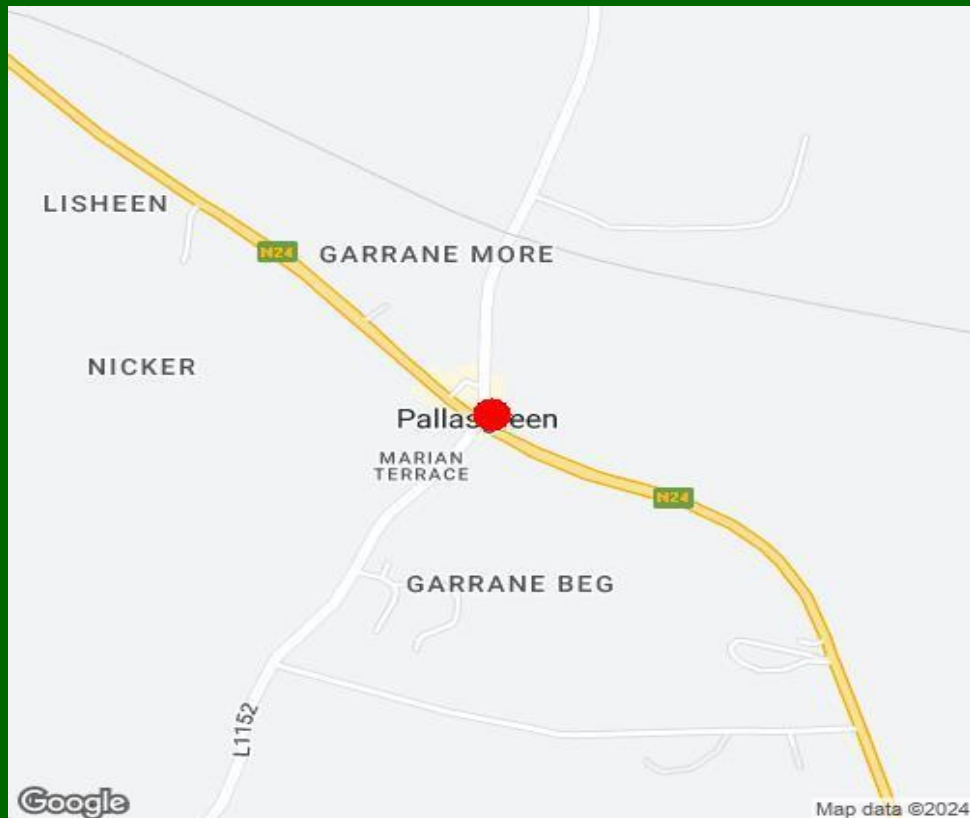
Bedroom 3 Double with built in wardrobes
4.03m (13'3") x 4m (13'1")

Main bathroom Fully fitted and tiled
2.05m (6'9") x 2m (6'7")

Features:

- 7 day licence included
- Very prominent main road location
- A very extensive property offering many opportunities
- Site to the rear must have long term potential
- Highly reputable operators with good existing trade in the bar/lounge
- Great rental potential overall
- Just 20 minutes commute to Limerick City
- Sensible price point
- Sub division possible





Property Directions:

Enter Eircode V94 RY99 in your mobile device. This property is located on the main N24 road at the main junction in the hub of Pallasgreen Village.

Agent Information:

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Disclaimer

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