

Long Established (1850) Residential Licensed Premises and Guesthouse

MARY LYNCH

KNEADSBRIDGE, CORALSTOWN
CO. WESTMEATH
(N4 EXIT 13)

For Sale By Private Treaty as a Going Concern on the instructions of the Vendors who have traded here since 1986 and are retiring from the trade.

Morrissey's

Lisney



- ◆ Excellent opportunity to acquire a well laid out renowned Residential Licensed Premises with 8 bedrooms (4 residential & 4 Guesthouse) on 0.27 ha strategically located on the Royal Canal Way.
- ◆ Mary Lynch's really offers scope to drive the existing business because of the location on the "Green Way".
- ◆ Mary Lynch's comprises a traditional bar in 3 sections with kitchen, ladies and gents toilets on the ground floor with the requisite stores and ancillary services on the lower floor.
- ◆ The Guesthouse comprises 4 guest bedrooms all ensuite and a communal living room.
- ◆ The above accommodation is boasted by private residence comprising 4 bedrooms, living room on the first floor and kitchen and dining room on ground floor.

Location

- ♦ Mary Lynch's is located at Exit I3 on the M4 on the banks of Royal Canal at Kneadsbridge.
- ♦ Kneadsbridge is approx. 10 km from Mullingar and 4 km from Coralstown.
- ♦ Mary Lynch's is renowned from the numerous tourists using the Royal Canal and the Greenway augmented by the local community.



Accommodation

Ground Floor:	G.I.A (m²)
Lounge Bar – 3 Sections Ladies & Gentleman Toilets Kitchen and Store	190m²
Dining Room and Kitchen For Residence	
First Floor (Private Residence):	95m²
Living Room 4 Bedrooms	
Lower Ground Floor (Guesthouse):	131m²
Living Room 4 Guest Bedrooms - Ensuite	
Keg Store Stores	
Total:	416m²



Outside:

Excellent car park and gardens.





Not to scale - for identification purposes only.



Title: Freehold/Long Leasehold

Licence: Ordinary 7-Day Publican's Licence

Licensed Premises:

RV: €7,000

Rate Multiplier: 0.1830

Rates Bill: €1,281

Viewing strictly by prior appointment with sole agents.

Copy inventory of furniture & effects included in sale available upon request

Agents

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