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**PAT
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Licence No: 003442

Auctioneer Valuer Estate Agent



“SHIRLEY’S” KELLS, CO. KILKENNY.

FOR SALE BY PRIVATE TREATY



Traditional 7-Day Licensed Premises located in this popular quaint village of Kells, oozing with great charm and character. This landmark property enjoys a prominent spot in the village, on a corner site and comprises of bar, lounge, function room, kitchen, smoking area, ladies & gents toilets on the ground floor with kitchen, living room, bedroom and bathroom on the first floor.

GUIDE PRICE : €130,000

Kindly note that any negotiations respecting the above property are conducted through us. We do not hold ourselves responsible in any way for inaccuracy, but will take every care in preparing particulars. All offers are subject to the property being unsold, let or withdrawn. The above may be seen by appointment only. Any reasonable offer will be submitted to the owner for consideration. If the property does not interest you, kindly advise us as to your exact requirements.

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The pub has recently closed, with the last tenants finishing up mid-February. It had been leased successfully in recent years.

There is only one other pub in the village, for a huge catchment area. This is a landmark premises, your typical traditional style village pub oozing in character and charm. Steeped in history and great stories, the tv program “The Riordans” was based in Kells and was frequented during filming by the cast, creating a huge buzz around the village.

There is an excellent opportunity for someone to continue on this trade and potential for a good food / lunch business.

ACCOMMODATION COMPRISES OF THE FOLLOWING :-

Front Bar Area	32' X 15' (9.75 X 4.57)
Side Bar Area	26' X 15' (7.92 X 4.57)
Function Room	25'09 X 15'06 (7.64 X 4.59)
Kitchen	13'06 X 9'06 (3.98 X 2.76)
Ladies Toilets	8'11 X 11'02 (2.47 X 3.35)
Gents Toilets	8'07 X 8'11 (2.46 X 2.47)
Darts Room	35' X 18'02 (10.66 X 5.49) – Built 8 Years Ago – has O.F.C.H.
Smoking Area	34' X 25' (10.36 X 7.31)



FIRST FLOOR LIVING ACCOMMODATION :

This accommodation is accessed through the kitchen and requires some renovation / modernisation to bring it to habitable standards and in compliance with fire regulation

Hallway	10'09 x 5'02 (3.07 x 1.53)
Kitchen / Living Area	16'02 x 15'03 (4.88 x 4.58)
Sitting Room	16'02 x 15'01 (4.88 x 4.57)
Bedroom	12'08 x 8'09 (3.68 x 2.46)
Bathroom	12'08 x 6'02 (3.68 x 1.83)

