

**Morrissey's**

**Lisney**

FOR SALE

WELL KNOWN PROVINCIAL RESIDENTIAL 7-DAY LICENSED PREMISES TOGETHER WITH DERELICT RESIDENCE AND SITE ON 0.25 HA

## LINNANE'S PUB KILFENORA, CO. CLARE

BER D2



01-676 5781

- Excellent opportunity to acquire a renowned West of Ireland Traditional Licensed Premises together with adjoining derelict house and site in the heart of Kilfenora Village
- For Sale By Private Treaty (in 1 or 3 lots) on behalf of the linnane family who have traded here for 26 years and are now retiring from the trade
- **Lot 1** Entire, Residential Licensed Premises, Derelict House & Site
- **Lot 2** Residential Licensed Premises
- **Lot 3** Derelict House & Site





### **LOCATION**

Kilfenora is one of the most recognised villages in Co. Clare in the North West of the county and south of the famous and renowned Burren Region and Cliffs of Moher.

Kilfenora with a population 175 as per the 2016 Census but greatly enhanced by annual tourist population is situated 8Km from Ennistymon, 12Km Lahinch, 14Km Liscannon and 9Km Lisdoonvara.

Kilfenora is also renowned for its music and dancing traditions especially its Ceili band which was established over 100 years ago.





### THE PROPERTY

Linnane's Licensed Premises comprises of detached two storey double fronted building with single story returns with smooth dashed finish to external elevations under pitch natural slated roofs of both main roof and single story returns.

The Property enjoys detached single story traditional former outhouses that are used as storage and are of masonry and stone construction with tiled roof covering.

The property is currently in use the as the renowned Linnane's 7-day Licensed Premises on the ground floor with former residence on the upper floor (currently used as storage)

The entire property including a former two storey residence currently in uninhabitable condition and adjacent site is situated on a large corner site with acreage of 0.246 hectares.

### ACCOMMODATION - Licenced Premises

Description	GIA Sqm Approx
<b>Ground Floor</b>	<b>166</b>
Traditional Lougne Bar and Sung	
Meeting Room	
Ladies, Gentlemen's toilets	
Kitchen	
Cold Room	
<b>First Floor Former Residence</b>	<b>70</b>
Livingroom	
Bedroom/Store	
Bathroom, Hotpress and Store	
<b>Total</b>	<b>236</b>
<b>Outside</b>	
L, Shaped storage sheds in enclosed yard	52
Walled Beergarden	240

### ACCOMMODATION - Derelict House / Site



TITLE

Title	Freehold / Long Leasehold
Licence	7-Day Publican's Licence

COMMERCIAL RATES

Rateable Valuation	€63.49
Rate Multiplier	72.99
Rates Bill 2018	4,634.14

BER DETAILS

BER Rating D2

Ber No: 800483679

EPI: 782.81 kWh/m2/yr

SOLICITOR

Bridget Meehan, Meehan Moroney Solicitors,

Roche House, 8 Bank Place, Limerick.

E-mail: info@meehanmoroney.com

ACCOUNTANT

Gaule Birmingham & Co.,

61 O'Connell Street, Limerick.

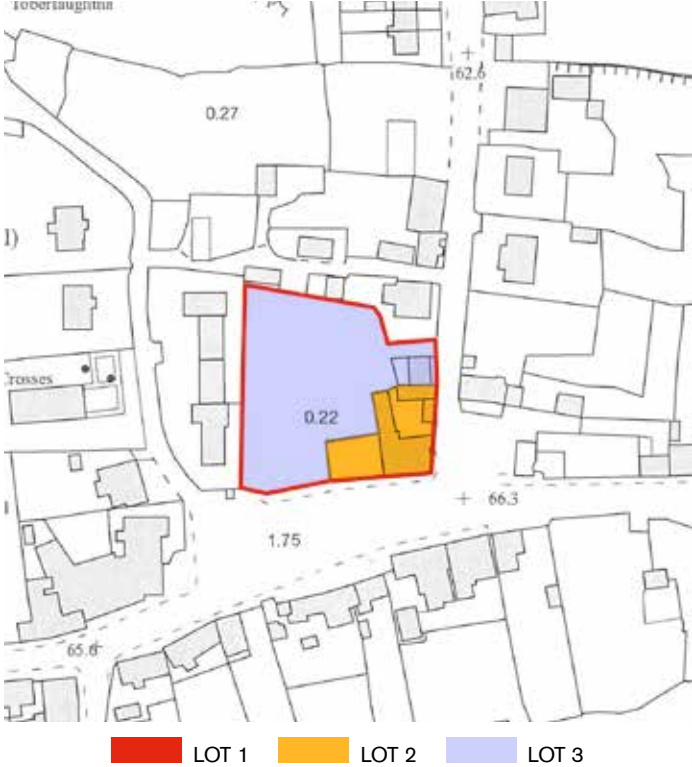
Tel: (061) 310555 E-mail: ingo@gauleber.com

FURTHER INFORMATION / VIEWING

Strictly by appointment with the sole selling agent Morrissey's / Lisney.

Inventory of Furniture & Effects included in the sale available upon request.

Tony Morrissey    01-676 5781    tony@morrisseys.ie



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Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, misstatement, misdescription, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney. Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only. Lisney PSRA No. 001848. Morrissey's PSRA No. 003921.

