MARY LYNCH

KNEADSBRIDGE, CORALSTOWN CO. WESTMEATH (N4 EXIT I3)

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.



- 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.

 BER) D1

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.



 $\qquad \qquad \text{G.I.A (m2)}$ Ground Floor: $\qquad \qquad \text{I90m}^2$

Lounge Bar – 3 Sections Ladies & Gentleman Toilets Kitchen and Store

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.

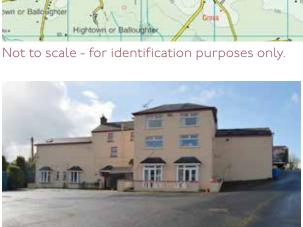
















Title: Freehold/Long Leasehold

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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Mary Ryan





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