

Ref: P5783

PEGGIE'S BAR, KILMACOO, AVOCA, CO. WICKLOW Y14FY98



BER C3

QUINN PROPERTY
www.quinnproperty.ie

Well - Located Licensed Premises On C. 3 Acre Site For Sale By Private Treaty



LOCATION AND DESCRIPTION:

This premises is located in the picturesque village of Conary between Avoca and Redcross in east Co. Wicklow. Only 4km from both Avoca and Redcross, 8km off the M11 at Barndarrig, 8km from Rathdrum, 15km from Wicklow town and 60km south of Dublin, it is central to key tourist areas. This long established licensed premises has served the wider area for a number of years and offers exciting potential nestling on a C. 3 acre site. The famous Vale of Avoca, Avoca Handweavers and Meetings of The Water is nearby and Woodenbridge Golf Club is a comfortable 10 minutes drive away. The locality is home to various attractions which in turn offers great potential to new owners. The premises has a full 7 day license but has not operated since March 2020. Accommodation comprises of:



Entrance Hall:	2.3m x 1.6m
Bar/Lounge/Function Room:	18.6m x 5.8m
Cold Room/Storage Area:	3.9m x 3.8m Tiled
Ladies Toilets:	3.0m x 1.5m Incorporating 2 x w.c. & w.h.b.'s
Gent's Toilets:	4.0m x 2.0 & Incorporating 2 x w.c. & w.h.b.'s , 3.0xm x 2.0m Urinals
Hall:	4.3m x 1.3m Exit door





SERVICES AND FEATURES:
Oil Fired Central Heating
Mains Water
Private Sewage
Large 3 Acre Site
Mature Wooded Area
Extensive Road Frontage
Large Tarmac Parking Area
Property Extends To: 154 m²
Stone Building 6m x 4.6m
Boiler Room 4m x 4m



BER DETAILS:
BER: C3
BER No. 800865693
Energy Performance Indicator: 1107.91kWh/m²/yr

DIRECTIONS: Follow Eircode Y14FY98

Viewing Is Highly Recommended And By Appointment Only With The Auctioneer

A.M.V. €250,000



The above particulars are issued by **QUINN PROPERTY** on the understanding that any negotiations whatsoever concerning the property are conducted through **QUINN PROPERTY**. Every care has been taken in the preparation of these particulars, but the Auctioneer does not hold himself responsible for any inaccuracy, or for any expense incurred in inspecting the property should it not be suitable, or withdrawn from sale.