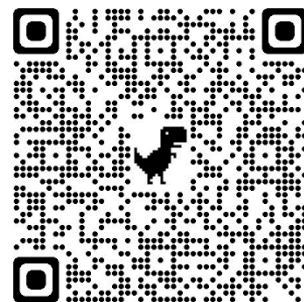


**Flanagans Bar,
Sooney,
Co. Sligo
F52 E654
(For Sale by Private Treaty)**




Flanagan's Bar is an extremely well known licensed premises which has not traded for the past number of years but still retains a valid seven day on licence. Located along the Ballygawley to Geevagh road the property offers an excellent opportunity to provide a much sought-after food and beverage business or indeed this property would lend its hand to other adventures. The property has spacious retail accommodation extending to circa 3,600sq foot and contains a bar, lounge, function room, rest rooms, service area, kitchen, office along with a smoking area/beer garden and a large car park. Additionally, there is a 440sq foot commercial unit which has its own access and rest rooms. Viewing of the property is recommended and can be arranged by appointment.

Price Region: €179,000.00

Office: 071-9189224
Eamon: 087-6803660
Matthew: 087-6853201

 info@emscanlon.ie

 The Rock,
Lord Edward Street,
Ballymote, Co Sligo F56TF70
V.A.T. No: 3662843DH

Internal Measurements and Specifications:

Main Bar: 9.23 m x 6.23 m

Spacious room with exposed timber beams, solid fuel stove, ceramic tiled flooring and equipped with counter, shelving and storage.

Lounge: 9.90m x 4.53m

With timber flooring and access to toilets and function room.



Ladies: 1.95m x 4.11m

Two separate cubicles, wash hand basin and tiled flooring.



Gents: 1.96m x 4.14m

Single cubicle, wash had basin, two urinals, and tiled flooring.



Kitchen: 4.11m x 3.20m

With built in kitchen units and timber flooring.



All sizes and dimensions are approximate and do not form any part of Contract for Sale.

Commercial unit: 9.17m x 4.81m

This unit measures circa 440 sq. ft with wc and separate access and would suit many different ventures:

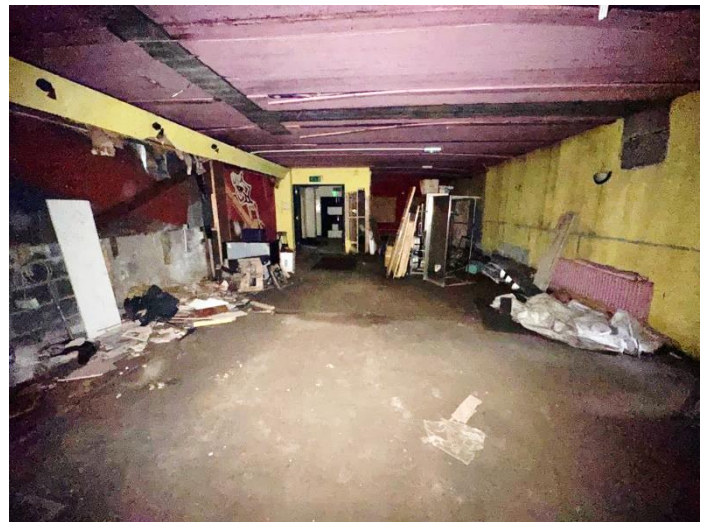
Keg room: 4.90m x 2.78m

Requires works and modernisation.



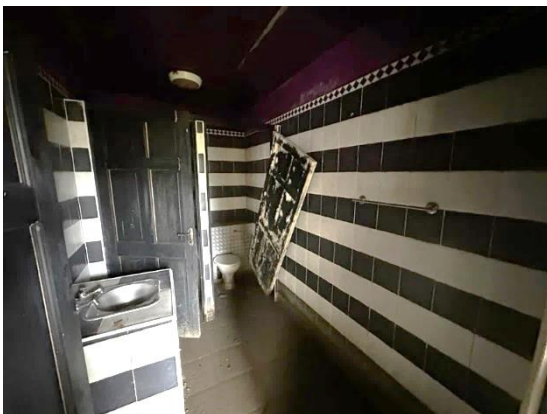
Function Room: 11.90m x 20.19m

Measuring circa 2,000sq ft, it does however require refurbishment and modernisation.



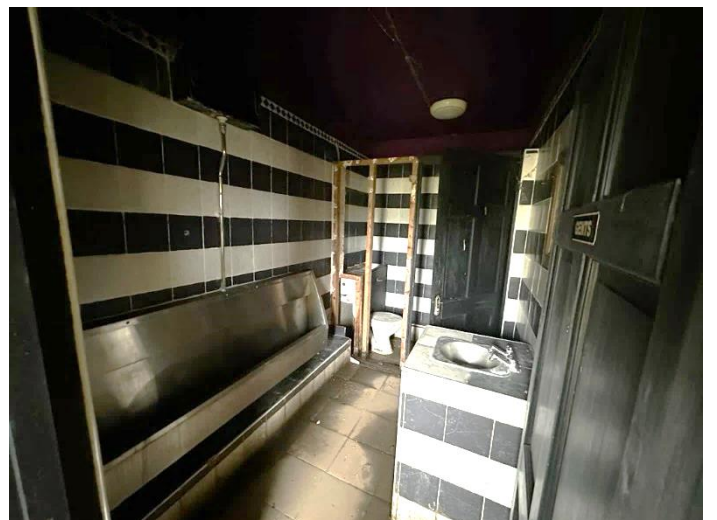
Gents: 3.51m x 1.86m

Single cubicle, wash had basin, urinal, and tiled floor to ceiling.



Ladies: 3.50m x 1.86m

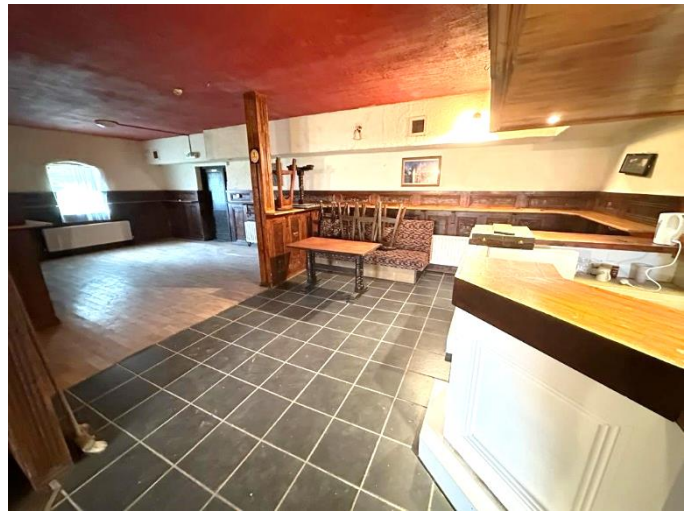
Two cubicles, wash hand basin and tiled floor.



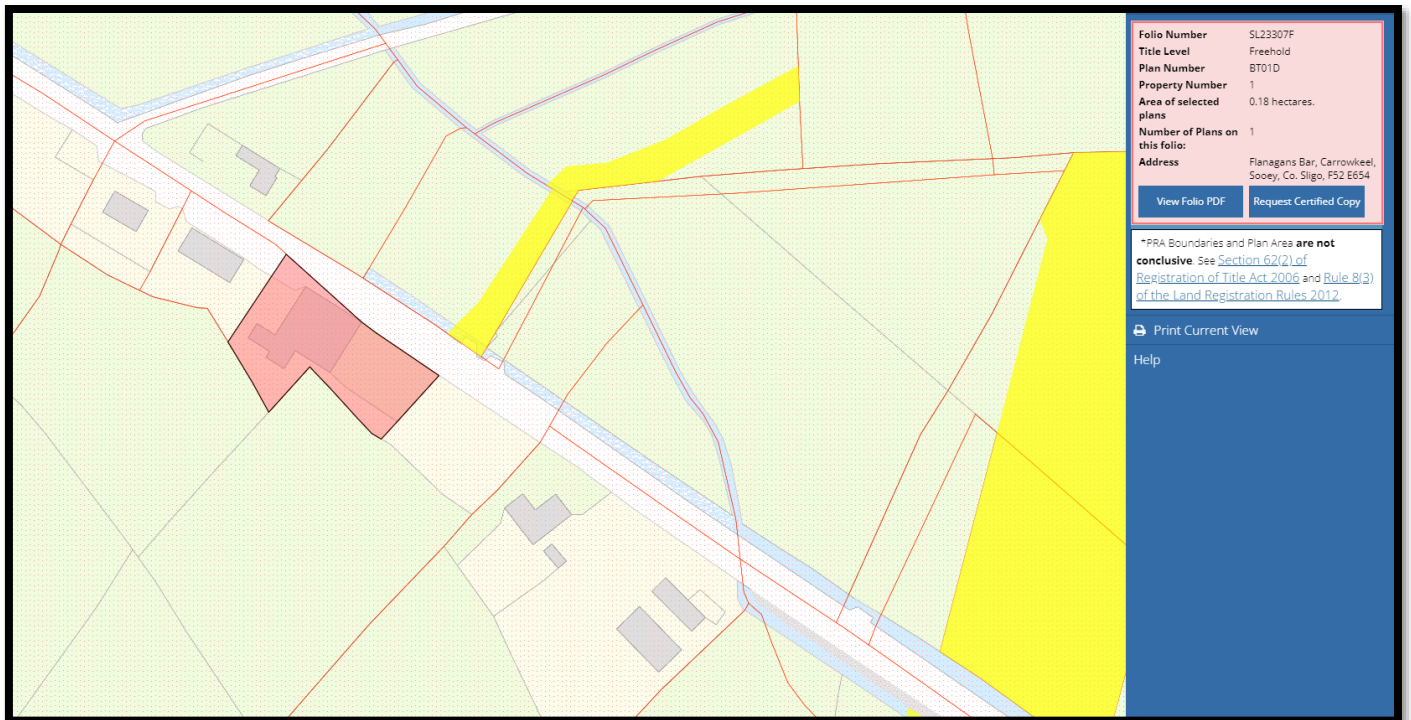
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Additional Information:

- Electricity supply connected.
- Geevagh Highwood group water scheme.
- Clean 7 day licence included in the sale.
- Excellent business opportunity.
- Separate commercial unit with independent access.
- Septic tank located across the road.



Land Registry Map:



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