



TUOHY
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TO LET

7 DAY LICENSED PROPERTY AND GUEST HOUSE MULRANNY, MAYO

F28 D9Y8



FEATURES:

- Superb elevated coastal location overlooking Clew Bay positioned in the centre of Mulranny Village 29kms from Westport
- Substantial 7 day Licensed Property together with restaurant, café and extensive guest accommodation - in all extending to c. 338 sq. m
- Extensively refurbished and presented in excellent condition throughout
- Being leased as a going concern with the benefit of all fixtures, fittings and good will
- Unique trading opportunity with enormous business potential

TO LET



PSRA License No. 001318

Tuohy O'Toole give notice that these particulars/dimensions, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. All intending purchasers should satisfy themselves by inspection or otherwise as to their accuracy.

LOCATION

McLoughlin's Bar, Restaurant, Café & Guest Accommodation is located in an idyllic, elevated coastal location in the centre of the village of Mulranny on the northern shores of Clew Bay. Mulranny is a picturesque village located between Newport and Achill Island, with main access along the N59. This area is served by the Greenway, and benefits from high volumes of visitor and tourist traffic being on the Wild Atlantic Way. Mulranny is a gateway to Achill Island with a large influx of visitors and tourists annually. Within the immediate area, there are a small number of shops and restaurants, a large number of holiday homes and the Mulranny Inn 4-star Hotel. Mulranny offers a host of recreational activities including fishing, sailing, surfing, hiking, horse riding and Mulranny Golf Links.

DESCRIPTION

Substantial and extensively refurbished part two-storey and single-storey 7 Day Licensed property benefitting from spectacular views over Clew Bay. The property has been extensively refurbished by the present owners to provide a high quality 7 Day Licensed business with restaurant and café at ground floor and guest accommodation at first floor. A particular feature of the property is the rear bar with extensive areas of glazing offering panoramic views over Clew Bay.

The property appears to be of a solid masonry construction under a flat concrete roof. The windows have all been replaced and are uPVC double-glazed. There is a traditional timber and glazed shop front to the bar.

On the first floor, there are 6 high quality guest bedrooms, all of which have ensuite bathrooms.

ACCOMMODATION COMPRISES:

GROUND FLOOR –	Licensed Premises comprising Front Bar, Middle Bar, Main Bar, Dining Room, toilets, kitchen, restaurant and cafe
BASEMENT -	Storage/Keys room with Oil-fired central heating boiler
FIRST FLOOR -	4 Guest Bedrooms, all ensuite, all fully refurbished and in excellent condition 2 Staff Bedrooms

SERVICES

We understand the property is connected to all main services, including water, sewage, electricity and telecoms. There is an oil-fired central heating system throughout.

BER B3 Cert No. 800692188

RATES

€7,293.06

FLOOR AREAS

DESCRIPTION	AREA
Front Bar	23.76
Middle Bar	31.72
Main Bar	137.20
Dining Room including Toilets	
Kitchen	23.36
TOTAL GROUND FLOOR	193
First Floor	145
Basement	
TOTAL AREA	338 SQ.M(3.640sq.ft)

DWELLING

FIRST FLOOR

LANDING:	5.40m x 1.40m sensor light fittings, linen store
INNER HALLWAY:	14.05m x 1.03m laminated floor, sensor spot lights central heating radiator
BEDROOM (1):	3.85m x 3.19m Laminated timber floor, central heating radiator, TV point
ENSUITE SHOWER ROOM:	2.39m x 1.86m tiled floor and walls, W.C., wash hand basin, shower stall with mains unit, recessed spots, central heating radiator
BEDROOM (2):	3.48m x 3.07m Laminated floor, central heating radiator, TV point
ENSUITE SHOWER ROOM:	2.47m x 1.76m tiled floor and walls, W.C., wash hand basin, shower stall with mains unit, recessed spots, central heating radiator
BEDROOM (3):	3.88m x 2.99m Laminated timber floor, central heating radiator, TV point
ENSUITE SHOWER ROOM:	2.40m x 1.88m tiled floor and walls, W.C., wash hand basin, shower stall with mains unit, recessed spots, central heating radiator

BEDROOM (4):	4.19m x 3.47m laminated timber floor, central heating radiator, TV point
ENSUITE SHOWER ROOM:	3.99m x 3.82m tiled floor and walls, W.C., wash hand basin, shower stall with mains unit, recessed spots, central heating radiator
BEDROOM (5):	3.97m x 3.85m Laminated timber floor, central heating radiator, TV point
ENSUITE SHOWER ROOM:	2.61m x 1.03m
BEDROOM (6):	5.05m x 3.46m Includes Ensuite with tiled floor and walls, W.C., wash hand basin, shower stall with mains unit, recessed spots, central heating radiator

LEASE TERMS

The property is available to let on initially on a 5 year FRI lease at €35,000 plus VAT per annum exclusive of insurance and rates.

LICENCE

The property has the benefit of Full Publicans 7 Day Licence.

BUSINESS

The property is being leased as a going concern with the benefit of the existing business and full Management Accounts are available on application. This business is at an early stage of development and offers a new owner the potential to add significantly to the established trade.

RENTAL PRICE = €35,000 PER ANNUM EXCLUSIVE

VIEWINGS

Further information from sole selling agents, Tuohy O'Toole -098 28000. All viewings strictly by prior appointment.

DIRECTIONS

From Westport or Castlebar take the N59 north. Pass through Newport and continue northwards to Mulranny. Towards the northern end of the village on the south side (left hand side), is the subject property.





