

For
Sale



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RENOWNED RESIDENTIAL LICENSED PREMISES "THE WAY INN" TONRAGEE, ACHILL

F28 Y036



BER D1

FEATURES:

- High profile roadside location just 5 kms south of Achill Island and 9 kms from Mulranny
- Well established licensed property which traded until 2020
- Sale includes a substantial 5 bedroom adjoining residence
- Total land holding of 7.85 acres
- Unique trading opportunity
- Potential for Guest Accommodation

O' Toole & Co. 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.

PSRA Licence No. 001318

LOCATION

Positioned on the south side of the R319 5kms east Achill Island and 9kms west of Mulranny. This is a scenic location which attracts a large amount of tourist and visitors annually. Achill Island is Irelands largest Island and offers an abundance of scenic mountains and stunning beaches. It is a hugely popular visitor centre attracting large crowds during the spring and summer months.

Newport 25kms, Westport 37kms, Castlebar 45kms, Galway 115kms, Knock Airport 81kms, Dublin 278kms

DESCRIPTION

Comprises a well-known roadside Public Bar and Residence on some 7.85 acres of Lands. Prominently located on the main Achill Roadway, the Bar is positioned to the east of the site and is constructed on rendered block under a flat roof. This is divided up into a large open plan Public bar and dance floor with Kitchens, Male and Female toilets. The Bar has not traded for about 4 years and could do with some refurbishment but overall it is in reasonably good condition.

Adjoining this is a two storey, 5 bed residence which at one time would have had a Post Office. It was extended a number of years ago and is built of block rendered block and masonry walls under a pitched slate roof. Windows are all double glazed uPVC. The house has been vacant for about 4 years and although in reasonably good condition, one expects a new owner may want to undertake some refurbishment. There is on-site car parking to the front and a rear yard with some out buildings.

The property has a total land holding of 7.85 acres in a single division of lands which extends upwards to the rear. The lands are of a poor quality generally and may offer seasonal grazing or, indeed, further development potential SPP.

SERVICES

We understand that the property has the following services:-

Sewerage	-	On-site Septic Tank
Water	-	Group Water Scheme
Electricity	-	Currently disconnected

TITLE

Registered Freehold title held within Folios MY47571 (Land) and MY24234F (Pub/Residence)

LICENSE

The property is being offered for sale with the benefit of a full 7 Days Publican's License.

BER D1 -800929846



ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE HALL:	1.6m x 5.0m
LIVING ROOM:	4.57m x 3.45m Carpeted floor, electric fireplace
LIVING ROOM: 2	2.81m x 4.63m Solid timber floor, plastered and painted walls, open fire
BACK KITCHEN	2.11m x 3.93m
BATHROOM:	1.39m x 2.2m Tiled walls, tiled floor, whb, wc, shower
KITCHEN	5.4m x 3.3m Tiled floor, tiled walls
DINING ROOM/LIVING ROOM	4.56m x 4.61m Solid oak floor, plastered and painted walls, ceiling cornicing, door to outside
ACCESS INTO BAR	2.24 m x 2.59m

ACCESS TO FIRST FLOOR VIA SOLID TEAK STAIRCASE WITH OPEN RISER

FIRST FLOOR

LANDING:	9.0m x 13.68m Gross internal dimensions
BEDROOM (1):	3.58m x 2.48m Carpeted floor, fitted wardrobes
BEDROOM (2):	2.87m x 3.71m Carpeted floor, fitted wardrobes, whb
BEDROOM (3):	2.14m x 3.55m Carpeted floor, fitted wardrobes, whb
HALLWAY:	7.8m x 0.8m
TOILET	0.93m x 2.32m half tiled walls, tiled floor, wc, whb
SHOWER ROOM:	1.11m x 3.71m



whb, double shower

BEDROOM (4): 3.29m x 3.36m
Carpeted floor, fitted wardrobes, whb

BEDROOM (5): 3.79m x 2.27m
Carpeted floor, whb, wardrobes

BEDROOM (6): 4.65m x 2.23m
Carpeted floor, fitted wardrobes, whb

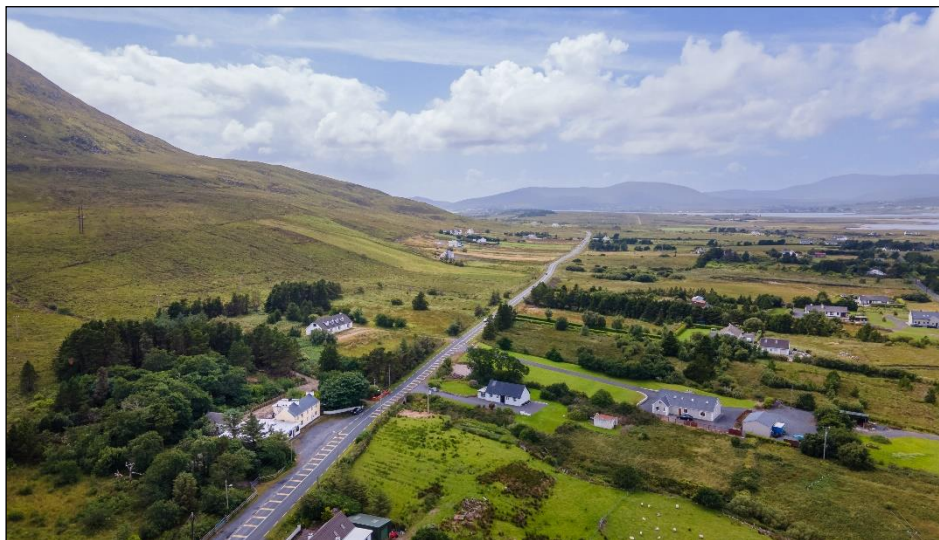
GROUND FLOOR

BAR 13.3m x 10.09m
Single Storey property - a largely open plan bar with a dancing area

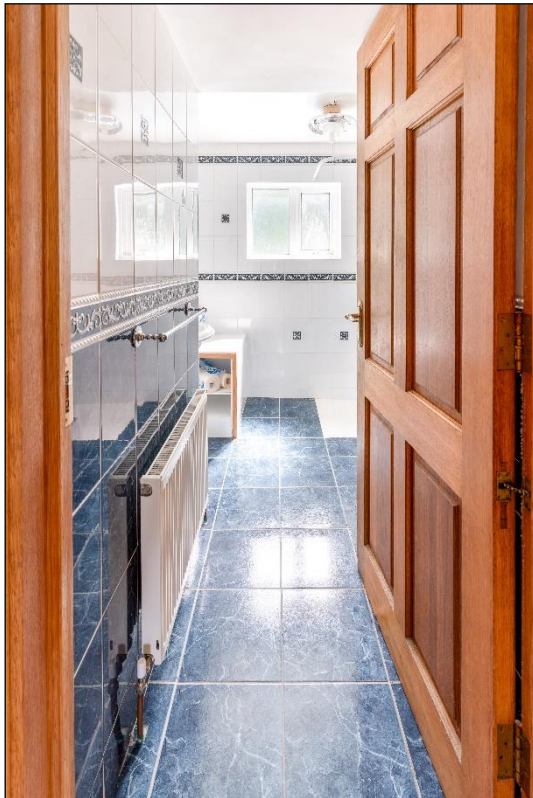
ASKING PRICE €350,000

DIRECTIONS

Follow Eircode F28 Y036













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