



Joseph A Mellett Ltd

Auctioneer & Valuer

Estate Agent & Land Agent

Market Street, Swinford, Co Mayo



Telephone: (094) 9251942 (Office) • (094) 9251122 (Home) • (087) 2573752 (Mobile) • Fax: (094) 9251768
E-Mail: mellettj@iol.ie • Website: www.mellettproperty.ie • PSRA License Number 001290

Restaurant For Sale

Knock Co Mayo

Ref: 209F



Restaurant with 8 Bedroom Accommodation
on a strategically located **extensive corner site**
in the centre of Town and **opposite the Basilica**
Huge Potential with Large Passing Footfall

Asking Price €290,000

These particulars whilst believed to be accurate are intended to give a fair description of the properties and do not form part of an offer or a contract. They are issued on the express condition that all negotiations are conducted through Joseph A Mellett Ltd
Registered Office at Market Street Swinford Co Mayo. Directors: Joe Mellett, Frances Mellett.
Company Registration No: 278202.

Restaurant For Sale

Knock Co Mayo

Ref: 209F

<u>Ground Floor</u>	
Restaurant	72' x 20'
Dining Room	(two interconnecting rooms) 13'8" x 13'
Ladies/Gents	19' x 16'
Commercial Kitchen	36' x 12'8" With Aga, Cold Room, Stainless Steel Units etc.
Private Living Room	20'6" x 14'

Total Internal Area c. 4,300 sq ft (400 sq mtrs)

Total Site Area c. 140' x 40' (520 sq mtrs)

<u>Upper Floor</u>	
Landing Area	30' x 6'
Hall	50' x 3'7"
Lobby	9' x 8'
Bed 1	13'8" x 9'2"
Bed 2	13'6" x 8'6"
Bed 3	11' x 9'
Bed 4	12' x 9' incl ensuite
Bed 5	15'3" x 10'6" incl ensuite
Bed 6	15'3" x 11' incl ensuite
Bed 7	15'3" x 11' incl ensuite
Bed 8	15'3" x 11' incl ensuite
Guest Lounge	20'2" x 13'6"
W/C	6' x 3'

All measurements are approx and no guarantee is given as to their accuracy

Features:

- Private Entrance
- Storage Sheds
- Large Garden 60' x 40'
- Oil Fired Central Heating
- Mains Services
- BER 800174666
- 1104.83 kWh/m²/yr

BER D2

Co ordinates: 53-47-28N 8-55-13W 107W

Asking Price €290,000

