



For Sale by Private Treaty

**Borderline, Ballindine, Co. Mayo.
7 Day Licensed Premises & Restaurant.**



**Rare opportunity to purchase a prominent centrally located
commercial premises in Ballindine Town.**

Excellent Trading Figures

Location

- High profile location, situated in Ballindine.
- Ballindine is fortunate in its location, just 7.4 km (4.6 miles) from Claremorris and 33.9 km (21 miles) from Castlebar.



Description

- 7 Day Licensed Premises, Restaurant and 4 Bedroom Apartment.
- Very large bar area, feature fireplace finished in stone. The bar area is finished in tiles with the remainder fitted with timber flooring. Finished to a very high quality. See photo's below.
- Bar area includes glass dishwasher, all glasses, coolers, pumps and tills.
- There is access from the bar to the front and to the side down the alleyway which has been partly covered for smokers.
- The Kitchen is fully tiled and fitted out with stainless steel countertops and work prep areas.
- The kitchen is equipped with full DCS cooking stove with 6 burners and oven, Lincat hotplate, Pitco deep fat fryer, a number of microwaves, fridges and cold stores.
- Men's toilet accommodation includes: 3 urinals, 1 W.C. 1 W.H.B. Electric hand dryer and vending machine.
- Ladies toilet accommodation includes: 2 W.C. 2 W.H.B. Electric hand dryer and vending machine.
- Disabled toilet accommodation includes: 1 W.C. 1 W. H. B. Electric hand dryer.
- All toilets are in very good condition.
- Externally there are two outhouses/subsillary buildings.
 1. The boiler house which appears to be fully operationally and is partly used for storage.
 2. Dry store for the bar and dry store for the restaurant both separate. In addition there is a staff toilet area and a small canteen area in accordance with requirements.
- Rear yard area includes cold store room/keg room fully operational.
- External yard is in good clean condition throughout well kept storage of kegs, bins, bottles in crates etc.



First Floor accommodation.

- First floor accommodation can be accessed from its own separate access from the front of the property or by way of concrete staircase onto patio area through French doors to the rear adjacent to the kitchen rear entrance.
- Accommodation includes: 4 Bedrooms (1 en-suite), Bathroom, Sitting room Kitchen with French doors out to the patio to the rear of the pub.



Smoking Area



Borderline

Accommodation

All measurements quoted in metres and are approximations.

Ground Floor

Entrance Porch	1.83	x	1.93
Toilet Accommodation Hall	5.47	x	0.79
Gents Toilet	2.16	x	3.01
Ladies Toilet	2.68	x	1.52
Disabled Toilet	1.53	x	1.67
Main Bar Area	10.5	x	7.17
Excluding Store	2.72	x	1.19
Rear Bar area	2.92	x	4.04
Kitchen area	4.03	x	3.08
Front store room	1.67	x	2.04
Staff Canteen/Cloakroom	1.66	x	0.9
Staff Toilet	0.81	x	1.67
Restaurant Dry Store & Freezers	3.62	x	2.00
Bar dry store	4.22	x	3.59

First Floor

Kitchen	4.57	x	5.18
Sitting room	4.26	x	4.87
Bathroom	2.31	x	2.37
Bedroom 1	3.65	x	3.35
Bedroom 2	3.04	x	2.62
Bedroom 3	2.62	x	4.32
Bedroom 4	2.62	x	4.30

Viewing

Highly recommended. Strictly by appointment with sole auctioneers Dermody Auctioneers, Valuers and Estate Agents. Negotiator - Ian Dermody (093) 52655

Minimum Advised Value - €900,000

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given.

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