



JOHN P. YOUNGE

AUCTIONEER AND VALUATION SURVEYOR

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**TRADITIONAL LICENSED PREMISES OF CHARM & CHARACTER,
FOR SALE BY PRIVATE TREATY, FREEHOLD.**

T/A DENIS DOHERTY, (Pub only)

1a Parnell Street/ 30 Friary Street, Kilkenny City.



These long established and highly popular, traditional-style licensed premises occupy a prominent trading position at the junction of Friary Street and Parnell Street, within easy walking distance of High Street, one of the principal thoroughfares of this thriving Heritage City which has become a busy all-year Heritage and Leisure destination with many noteworthy features, not least is Kilkenny Castle, in close proximity.

Currently leased short-term, the property is being sold with vacant possession and comprises an extremely well fitted-out Public Bar of charm and character, together with Snug and outer retail area. There is a mall compound and store to the rear, with access from Parnell Street.

Registered in Ireland No. 125593 PSRA Licence No: 003582 VAT No. 4817727P
John P. Young. FSCSI. FRICS. MCI Arb.



the mark of
property
professionalism
worldwide

ACCOMMODATION: _____ m2 _____ sq.ft.

Ground Floor:



Views of Main 'L' shaped Public Bar.



'L' shaped Public Bar;	62.83	676
Passage leading to Ladies & Gents Toilets.		
Snug;	8.23	89
Back Bar;	13.14	141
Compound with delivery access to Keg Storage area Inner Store.		



Views of Back Bar and Snug



Outside:

Lofted stores at rear.

Viewing: Strictly by prior appointment with the selling agent.

Inventory of furniture & effects included in the sale, available on request.

Title: Freehold.

Agent's contact details:

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