

POPULAR LAKESHORE LICENSED PREMISES & RESTAURANT OF CHARACTER, FOR SALE BY PRIVATE TREATY, AS A GOING CONCERN.

**‘THE LOUGH REE INN’.**

**COOSAN POINT, ATHLONE, CO. WESTMEATH.**



‘The Lough Ree Inn’ is located in an idyllic setting, enjoying the panoramic view of Lough Ree, overlooking Coosan Point Marina, on the northern periphery of Athlone Town, a short driving distance off the M6 Motorway (Dublin-Galway Road). These attractive premises, which have a distinctive nautical theme, are a highly popular venue for a well-established food and beverage business, augmented by office events, private parties and functions and benefit from an influx of visitors and boating participants who visit this section of the River Shannon, an area which has excellent mooring facilities, public car parking and appealing shoreline walks along with children’s playground facilities on Lough Ree shoreline. The property is well maintained and has the benefit of an elevated beer garden overlooking the Lake, with well-appointed business accommodation, set-out as Public Bar, Lounge Bar and ‘The Boathouse’ Party Room. Certified turnover available to principals only. Freehold. BER: C1.

**JOINT-AGENTS:**

**THOMAS M. BYRNE & SON, 18 DUBLIN STREET, CARLOW. R93 K6C1  
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**JOHN P. YOUNGE. 35 Lower Pembroke St., Dublin 2. Tel. 01-6618428.  
M. 0872-775771. E; [jpyoungefrics@gmail.com](mailto:jpyoungefrics@gmail.com) Licence No; 003582.**

**ACCOMMODATION:**

**m2**

**sq.ft.**

**Public Bar.**

**65.03**

**700**



**Lounge Bar.**

**48.47**

**522**



<u>Accommodation, Continued:</u>	<b>m2</b>	<b>sq.ft.</b>
<b>Catering Kitchen.</b>	<b>10.45</b>	<b>112</b>
With extraction canopy, white-rock walls.		
<b>Wash-up off;</b>	<b>3.27</b>	<b>35</b>
<b>Office;</b>	<b>4.35</b>	<b>47</b>
Service corridor; 6.144m x 1.128 m with;		
Ladies Toilet; 2 w.c's. 2 w.b's. Gents Toilet; w.b. s.s. urinal, w.c. Disabled Toilet; w.c. w.b.		



View from Lounge Bay Window overlooking, beer garden and Lough Ree Marina.

**The Boat House, Party Lounge:**

**29.62**

**319**



**Outside:**

**Enclosed service Yard;**

**39.61**

**426**

**Store # 1;**

**43.47**

**468**

**Store # 2;**

**25.00**

**269**

**Coldroom (within store # 2)**

**11.00**

**118**

Side Covered Seating Area, Car Parking to the front and side.

Elevated views of the lake shore from side seating and front patio areas.



Aerial view of Coosan Point Marina and panoramic vista of Lough Ree.

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**X**

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