

Noel Keegan Auctioneers
Main Street
Dowra
Leitrim

t: 087 414 3594

email: nkeeganauctioneers@eircom.net

Glan Bar, Glangevlin

Starting Bid: €225,000.00



For sale by Noel Keegan Auctioneers via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsold.ie. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

The Glan Bar, Glangevlin, Co. Cavan - widely known for its unique location situated in the picturesque area of Glangevlin in West Cavan in the Cuilcagh mountains which has become a tourist destination due to its walks, the Geopark, and the Shannon Pot. The Shannon Pot has daily bus loads of tourists, and work worth 10Million has begun to develop a visitor centre and all associated amenities.

Cavan County Council have acquired The Old Post Office building in the village beside The Glan Bar for a tourist office.

This is an opportunity to buy a property which is rare to come by, turnkey business, bar and lounge fully furnished with top quality furniture, stools and chairs.

As the pub scene has changed the opportunity going forward is to develop the lounge into a coffee shop/cafe and still keeping the original Glan Bar. (see pictures)

This is possible with very little investment as the pub and lounge are in excellent condition.

The property consists of a 7 Day licenced premises, Bar and Lounge, Kitchen, 6 Bedrooms and Bathroom.

Bar Area
16' x 14'3"
with log burning stove

Lounge area
25' x 14'2"
with log burning stove

Store room
15' x 9'7"

Ladies and Gents toilets
13' x 10' tiled throughout

Kitchen
19'2" x 11'6"
Smoking area situated at rear of premises.

First Floor (Res)r:

Bedroom 1
8'3"x 13'

Bedroom 2
16'6" x 8'4"

Bedroom 3
12'6" x 7'3"

Bedroom 4
11'5" x 7'10"

Bedroom 5
12'5" x 11'10"

Bedroom 6
14' x 12'3"
with adjoining storeroom 9' x 12'3" ideal for an ensuite.

Family bathroom
10'4" x 5'6"

There are 3 outbuildings suitable for rental accommodation, there is no rental accommodation in the area.

There are magnificent stone outhouses suitable for 2 -Two bedroom houses, cottage to the rear suitable for 1 Bedroom traditional cottage (see pictures)
For the outbuildings there are grants of up to 70,000 each for renovations.

House is double glazed throughout and has oil fired central heating. Large car park to the side.

The successful purchasers of the Glan Bar will be getting much more than a bar, the property is keenly priced as the owners are now retired and are anxious to see the Glan Bar modernised to meet the daily tourist business and remain a landmark in the West Cavan Area.

BER D1 / BER No 800853368
Total Floor Area 222 m2

TO VIEW OR MAKE A BID Contact Noel Keegan Auctioneers or [iamsold](http://iamsold.com), www.iamsold.ie

Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. [iamsold](http://iamsold.com) and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.