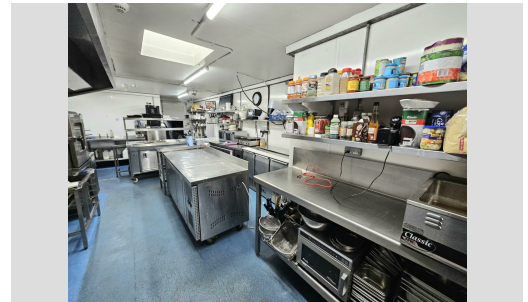


Home and Away Real Estate
Unit 1, 55 Main St
Townparks
Midleton
P25 Y389
t: 021 4631755
email: info@homeandaway.ie

Hartys Bar and Restaurant, 9 Church St, Cloyne

Starting Bid: €252,000.00



For sale by Home and Away Real Estate 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.

We are delighted to present for sale Hartys Bar and Restaurant, a well-known and very popular licensed premise located in the heart of the bustling village of Cloyne, East Cork.

Hartys Bar and Restaurant which is Failte Ireland Approved is renowned for its ambience and friendly atmosphere is presenting an excellent prospect for continued success and future growth.

This traditional style premises is presented in excellent condition throughout and prides itself as a local pub with restaurant. The bar / restaurant, which is currently trading, has excellent street presence in the village. There are two entrances from the main street, one door provides access to the main bar area which consists of bar counter, seating areas, a sit back area with a solid fuel stove. The bar comes with its own toilets which also extend out onto its own covered licenced beer garden with a flat screen TV.

The beer garden comprises of a bar with several distinct seating areas. There is also storage area out in the beer garden. This area holds huge potential. This generous space is ideal for catering for all occasions, big and small. Plenty space to cater for music.

The second entrance from the main street provides access to the award-winning restaurant. This thriving restaurant has a capacity to hold 80 people and again has access to separate toilets. The restaurant is renowned for its good food and vibrant atmosphere and continuous business.

This property also has the added advantage of living accommodation on the first floor. There are two generous bedrooms with one ensuite, a living room, family bathroom, storage room and office. On the next floor there are two more bedrooms with one ensuite. Four bedrooms in total. Accommodation is in great condition and tastefully decorated.

Hartys Bar and Restaurant is a family-run pub currently trading very well but the time has come for the current owner to retire. This is a unique opportunity to purchase a profitable business in a well-located village with a huge catchment area.

Cloyne is ideally located amongst many popular tourist attractions, giving the town a large footfall. Attractions include Ballymaloe House Hotel and Cookery School, Shanagarry Design Centre and Jameson Distillery to mention a few.

Viewing come highly recommended to appreciate its true value which is a very exciting venture indeed. With endless possibilities, this property presents a fantastic investment for those ready to bring a new vision to life.

Features

Spacious Bar & Award-Winning Restaurant.

Seating for 80 patrons.

Covered Beer Garden with Bar (perfect for events and outdoor service)

4 Bed living accommodation upstairs.

Prime Location in a historic and picturesque village.

Close to Midleton and Cork City

Turnkey Business currently trading successfully.

Side Access to Rear.

Potential for Growth.

Ideal for investors or entrepreneurs looking to enter the hospitality industry.

BER E2 / BER No: 801021320

Floor Area 425 m2

TO VIEW OR MAKE A BID Contact Home and Away Real Estate or iamsold, 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 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.