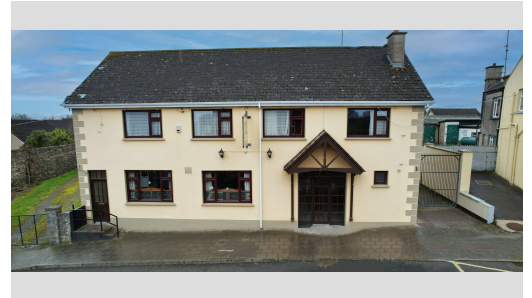


**Mark Lawlor Auctioneer & Valuer**  
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## **Hillside Tavern, Main Street, Killeshandra**

### **Starting Bid: €260,000.00**



For sale by Mark Lawlor Auctioneer & Valuer via the [iamsold](https://iamsold.ie) Bidding Platform

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

Hillside Tavern, more commonly known locally as Fitzpatrick's was a well-established licensed premises with generous living accommodation.

Fitzpatrick's was known for its welcoming warm atmosphere and excellent service; it is a traditional style licensed premises occupying a commanding trading position on the main street of Killeshandra. The business has currently ceased trading.

The entire property extends to 455 sq. m. of accommodation currently laid out with separate public bar & lounge, darts area, Ladies and Gentlemen's toilets, separate snug and large snooker hall, completed with a spacious kitchen tucked away to the rear on the ground floor. The first floor comprises large living room, bathroom, main bedroom, along with five further bedrooms. Outside there is a generous concrete yard/smoking area. Beyond this, there is significant 75-meter garden. The property also has rear access.

The pub is presented throughout in turn-key condition enjoying a traditional style fit-out requiring no work having been extremely well maintained by the operator. This property is eligible for a range of grants.

Killeshandra is situated on the Cavan/Leitrim border between Ballyconnell and Cavan, 18km from Cavan town and 14km from Ballyconnell. The area has many local amenities such as the pedestrian loop walk, making it easy to grab a coffee in the nearby Fika 33 café and a peaceful walk anytime.

This is a fantastic opportunity to acquire a landmark licensed premises which may appeal to existing publicans, new entrants, or investors seeking a development opportunity.

#### Accommodation:

To the rear of the property on the ground floor is a large kitchen/dining area with a Stanley solid fuel range and access to the rear yard and garden. The first floor comprises of kitchen, living room with open fireplace, six double bedrooms and a further family bathroom. The property is spaciouly laid out has huge investment potential.

#### Features

Prominent location

Spacious interior

Investment opportunity

Qualifies for grants

Large private yard and garden to the rear

#### Facilities

Parking

Oil Fired Central Heating

BER C2 / BER No. 801048190

Total Floor Area - 437 m2

TO VIEW OR MAKE A BID Contact Mark Lawlor Auctioneer & Valuer or [iamsold](http://iamsold.ie),  
[www.iamsold.ie](http://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) 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.