

# Connolly's Bar, Main Street, Collooney, Co. Sligo, F91 CF72, Ireland.

Commercial |

Sold | €375,000



Once in a lifetime opportunity to acquire a public house with residential accommodation over. This two storey premises occupies a prime position in Collooney village. The business offers a unique opportunity for an ambitious bar manager or investor to enter the licensed trade or for a business to extend their holdings.

Connolly's Bar is a 7 day licensed premises in the heart of Collooney Village, giving a prospective purchaser a ready made established business with a turn key finish. This landmark residential public house includes a spacious bar and lounge which offers a comfortable and pleasant atmosphere. It is renowned for the warm welcome given to the local established customers.



The property is in good condition throughout and along with the bar at ground floor, there is extensive living accommodation on the first floor.



The residential aspect comprises living room, bedrooms and bathroom and would potentially create good rental income due to its location.

The property may be eligible for the Vacant Property Refurbishment Grant. This is a payment you can get if you are turning a vacant house or building into your permanent home.



Both the bar and residential aspect have

separate entrances.

This sale offers a fantastic opportunity to acquire an established, reputable and successful public house which also has great potential to expand the business further.

The property includes a generous area to the rear.

Strong Turnover figures available on request.

### Location

This excellent property is located in the heart of Collooney Village which has a population of approximately 2,000. It is a popular village within a short drive of Sligo town centre and is home to many amenities including national secondary schools, supermarket, bars, church, railway station on the Sligo to Dublin line etc. Collooney is located on the Sligo Way which runs from Lough Talt on the Sligo/Mayo border to Dromahair, Co. Leitrim brings tourists walkers to the area. Consultations are currently taking place for the Sligo Greenway which will run from Collooney.

**Size:**  
Sqm

### Main Bar Area

13.30m x 10.55m (43.64ft x 34.61ft)

This area includes the entrance porch, a portion of the main bar area and also the private bar area that includes the bar counters looking into both bars. Additional 19.61 sqm extending to the rear.



### Ladies Gents Toilets

4.50m x 5.10m (14.76ft x 16.73ft)

Fully tiled.



### Storeroom to the side of the bar

5.60m x 2.20m (18.37ft x 7.22ft)

Slabbed out & flat roof overhead.

### Store Room

8.40m x 5.40m (27.56ft x 17.72ft)

Includes a cold store & dry goods store.

Concrete floor & roof, with blockwork walls.

Roller shutter door to the side into the side

yard. Separate right of way entrance for goods

delivery/kegs delivery to the rear.



### Rear Yard

Array

Accessed directly from the pub area & is used

as a private smoking area.



### Kitchen

3.30m x 3.80m (10.83ft x 12.47ft)

Tiled floor. Fully fitted kitchen. Opens to the

rear private yard. Offers the opportunity to the

provide food services.

### Bedroom 1

4.00m x 2.10m (13.12ft x 6.89ft)

Carpet floor & built-in wardrobes.

### Bedroom 2

3.70m x 5.20m (12.14ft x 17.06ft)

Open fireplace. This room was used as a main

living room for the residential element



previously.

### Bedroom 3

Array

Carpet. Currently used as the office for the bar area downstairs.



### Bedroom 4

2.90m x 3.70m (9.51ft x 12.14ft)

Carpet. Open fireplace. Overlooking the church to the side. This bedroom leads into another bedroom.



### Bedroom 5

2.90m x 3.70m (9.51ft x 12.14ft)

Carpet.

### Bedroom 6

6.20m x 3.10m (20.34ft x 10.17ft)

Large size room. Open fireplace. Window to the front and a gable window.



### Garden

The property fronts directly onto the Main Street in Collooney Village. This is a high profile location with high levels of passing traffic footfall. There is a smoking area yard to the rear, along with a separate right of way for the delivery of kegs etc.

### Directions

In the heart of Collooney Village. Eircode F91 CF72



