



## Flanagans Bar and restaurant for sale with adjoining 4 bedroom house in Brickeens County Mayo



### Information de l'agent

Nom:	Niall Madden
Nom de compagnie:	Esales Property Limited
Pays:	Royaume-Uni
Experience since:	2002
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments
Téléphone:	
Languages:	English
Site web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 691,655.74

### Location

Pays:	Irlande
Adresse:	Brickens, Claremorris
Soumis:	05/03/2025

### Description:

Flanagans Bar and restaurant for sale with adjoining 4 bedroom house in Brickeens County Mayo Ireland

Esales Property ID: es5553286

### Property Location

Brickens,  
Claremorris,  
Brickeens,  
Co. Mayo

### Property Details

Award Winning Residential Licenced Premises & Bistro  
On C6.0 Acres  
On Main N60 Dublin Road



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Including 5 acres with potential for residential or commercial development

This is one of the finest premises of its type to come on the market in this area for years. It is known at home and abroad for high standards, is to be let as a going concern, and is ready to go.

If you are looking for a property where there are no renovations or start up expense then this is the one. It enjoys a thriving local and passing trade and caters for parties, events etc.

## The Pub & Restaurant

It offers modern bar and restaurant / Bistro; function room; ladies and gents and disabled toilets; modern kitchen & appliances; cold room; large storage room; large workshop to the rear; separate storage building to the side. It is surrounded by mature gardens and trees; patio areas; Also on site is a large car park, rear yard.

The property is fully furnished to the highest standards for bar, restaurant and Bistro.

## The Dwelling

Is self contained with no adjoining entrance to the business area.

It offers: Downstairs: hallway; ultra modern kitchen/dining room; lounge with gas open fire; hotpress; bathroom

Upstairs: Landing; bathroom with shower, fully tiled; four spacious bedrooms, two having en-suite & showers; The master bedroom has large walk in wardrobe and extra large en-suite.

The dwelling comes fully finished to the highest quality and includes all appliances. The whole premises is heated from a large pellet boiler.

## General:

The corner location on the main road looking across into Brickens Village which has Church, Creche, Community Centre, Retirement home and all modern services gives it the edge for future expansion of the business. Adjacent to Eastern Gaels Football pitch The progressive hinterland for miles around will guarantee a solid local base for this business into the future.

## ABOUT THE AREA

Brickens, officially Brickeens, is a village and townland on the N60 road between Ballyhaunis and Claremorris in southeast County Mayo in Ireland.

County Mayo is on the west coast of Ireland. Its scenery ranges from verdant to desertlike, with rocky cliffs at the Atlantic coast. Clew Bay is dotted with small, steep-sided islands, including Clare Island. At the eastern end of the bay, Westport town is known for its Georgian architecture and Westport House, a mansion with dungeons. Nearby is Croagh Patrick, a mountain linked to St. Patrick.

## MAIN FEATURES:

- 549m<sup>2</sup>
- 4 Bed House Attached



- Massive potential in the commercial market
- Stunning views
- Close to essential amenities like such as supermarkets and pharmacies
- Thriving business
- Great base from which to discover other fantastic areas of Ireland
- Many excellent sports facilities, fishing, walking and cycling areas nearby

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## Commun

Chambres: 4  
Salle de bains: 2  
Pied carré fini: 594 m<sup>2</sup>

## Building details

Number of Garages: 1

## Rental details

Furnished: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.687.684

