







The Camaross Inn on c.2.52 Acres

Comprising of a public house / restaurant with large carpark, two adjoining residential dwellings and c. 2.52 acres of land

# Carnaross Inn Kells Co. Meath, A82 DC59

Raymond Potterton & Co. are proud to present to the market this excellent opportunity to acquire this long established fully renovated public house in the popular village of Carnaross close to Kells Co. Meath.

Adjoining the public house is two three-bedroom terraced properties, and 2 acres of land to the rear of the public house and carpark which would be suitable for development subject to pp.

The properties including Public House /Restaurant/ Lounge/ Kitchen & two adjoining properties has been recently been fully refurbished throughout with brand new fixtures fittings and equipment.

No stone has been left unturned in the fitout of the entire property and is in Walk in Condition.

The property enjoys good passing trade and is used by the large local hinterland, customers of Carnaross Mart and is ideally located beside St. Keiran's Church in Carnaross which gives the incoming owner every chance to continue and grow the good trade "The Carnaross Inn" enjoys.

## ACCOMMODATION

### PUBLIC HOUSE

Fully fitted public house & restaurant of c. 310 sqm

Comprises of lounge, bar, pool room, dining room/function room, kitchen, storeroom, office, ladies & gent's toilets.

To the side of the property there is a large carpark providing ample parking for the Carnaross Inn

### RESIDENTIAL

2 x 3-bedroom terraced houses of c.1100 sq. ft. each

Accommodation on both includes: Lounge, Kitchen, 3 Bedrooms and Bathroom, oil heating and access to a rear yard.







## LAND

To the rear of the property is a neat parcel of land c. 2 acres in pasture and surround by mature hedgerow, the land is zoned within the carnaross village zone and may suit for a scheme of development subject to necessary planning permissions.

## FEATURES

- \* Long Established Business
- \* Fully Refurbished
- \* Modern Classical Style Public House and Bar
- \* Excellent investment
- \* Fully Fitted Catering Kitchen
- \* Function Room
- \* Large carpark
- \* 2 adjoining residential properties
- \* 2 acres of land to rear

## DIRECTIONS

The property is located in Carnaross Village.

