

For Sale

'The Malt House', The Square,
Mountbellew, Co. Galway. H53 X0A9
Bar/ Restaurant / Function Room & Niteclub



Price on Application

Iconic property 'The Malt House' comes to market for sale as a going concern offering the prospective purchaser a once in a lifetime opportunity to acquire a thriving business, with further potential for expansion due to location and size.

'The Malt House' comprises Bar, Lounge, Restaurant, Function Room/Nightclub serviced by fully equipped and state of the art Kitchen, Stores, Prep Room, Enclosed Beer Garden to Rear, Seven bedroom living accommodation on first floor with independent access off main street and Commercial/Residential Building adjoining 'Flemings'. The property has an overall floor area of c. 12,798 sq.ft/1,189 sq.m and is being sold including all fixtures/fittings and furniture.

**Viewing comes highly recommended and is strictly by appointment with the auctioneer.
Enquiries in confidence to Ivan Connaughton on 090-6663700**

OTHER FEATURES

- *Town Centre Location, high volume of passing traffic*
- *Highly regarded and successful business in East Galway*
- *Being sold as a going concern, Vendors will assist in smooth transition*
- *Property overall is in excellent condition throughout*
- *Huge potential to expand into adjoining property `Flemings`*
- *Viewing by prior appointment only*



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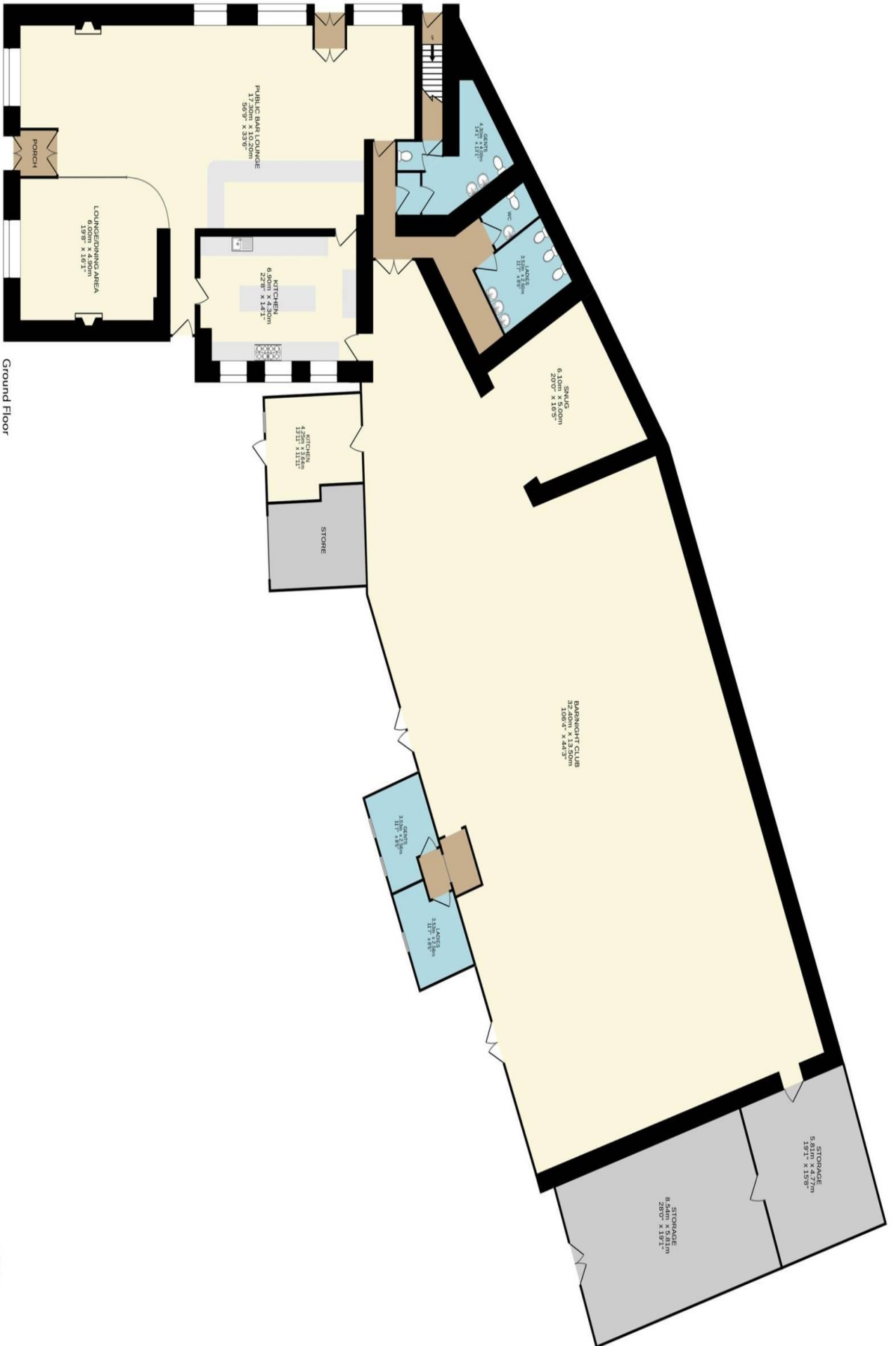
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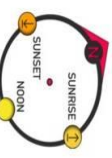
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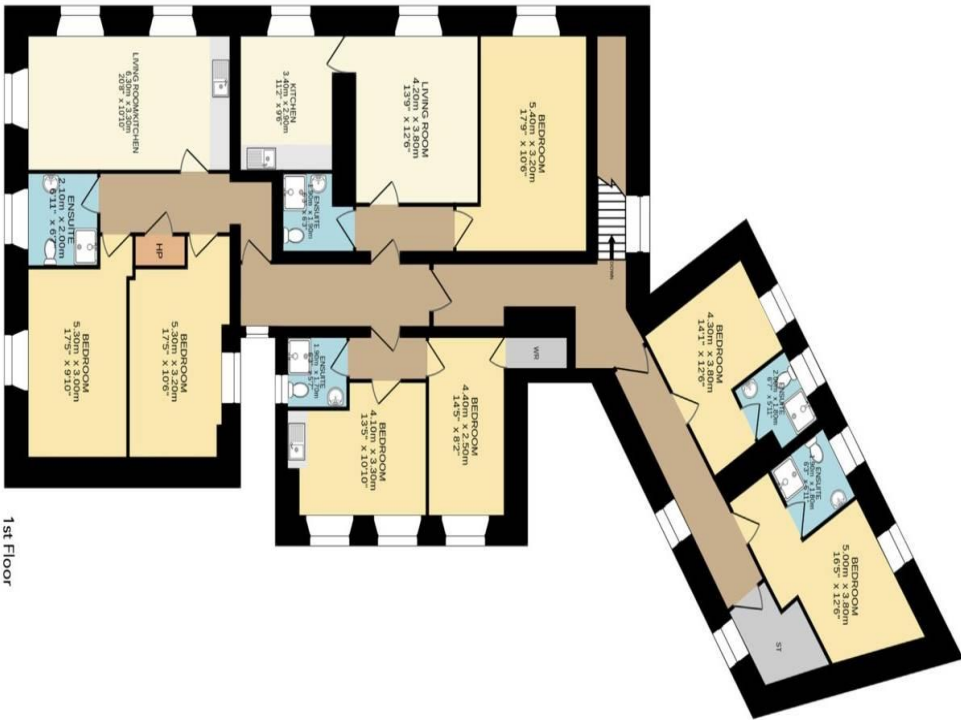
Approx. TOTAL floor area
971m² / 10452ft²

Commercial floor area
736m² / 7922ft²

Residential floor area
235m² / 2530ft²

DISCLAIMER: Floor plan measurements are approximate and are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only. The dimensions are not intended to form part of any contract or warranty.





1st Floor



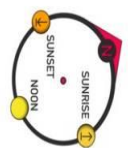
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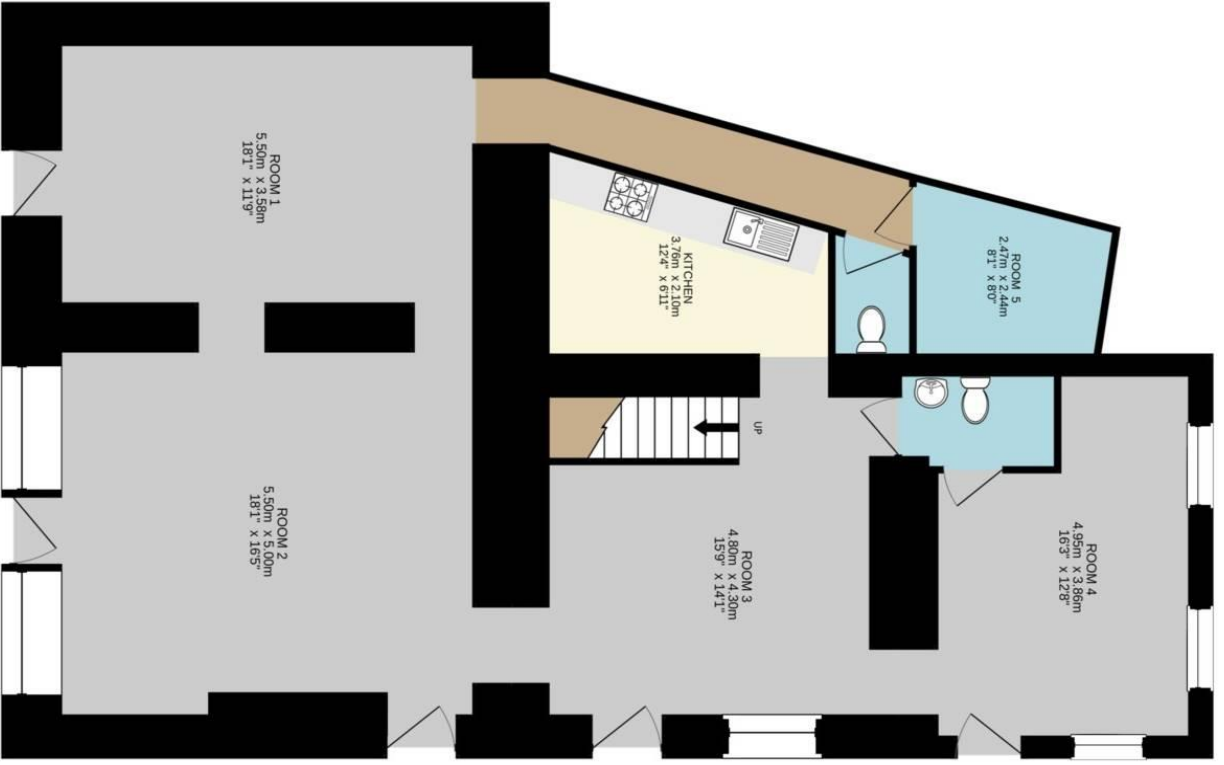
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Approx. floor area
218m² / 2346ft²

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