



Spencer Street, Castlebar, Co Mayo, Castlebar, Mayo

An exciting opportunity to acquire The Connaught Inn in Castlebar town, 1,300 sq ft premises, This property holds a 7 day Licensed and consists of a cold room, lounge bar, Store room, ladies and gents toilets. This premises has been completely refurbished to a very high standard and is complimented by the stylish 13 en suite room's bedrooms and 3 self-catering apartments. The lounge bar has a friendly and welcoming atmosphere with a mixture of regular and new visiting guests. This premises is in astonishingly good condition throughout and must be seen to be appreciated. Accommodation Upper floor : There are eight en suite Bedrooms, comprising of 6 Doubles, 1 Triple and 1 Family Room sleeping capacity of 19 Guests The Court Yard Bedrooms: The Bedrooms are accessed via The Court Yard at the rear and all finished to a high standard. Direct access to a large Public Car Park at the rear. Additional Rooms comprising of a Family Room for 5 , a Family Room for 4 , a triple , a double room and a double accessible room. Sleeping Capacity of 16. Duplex Apartment No.1:- Living Room (17'7"x 18'1") WC (8'1"x 5'6") Hot-press. First Floor: Bathroom (7'2"x 6") fully tiled walls and floor. Electric shower. Bedroom(1) (8'8"x 10'8") with solid wood flooring. Bedroom(2) (16'4"x 9'1") with solid wood flooring and built in units. Duplex Apartment No. 2:- Living Room (11'6"x 22'6") with laminated floor and fitted units. Separate toilet (2'8"x 6'8") Hot-press and storage First Floor : Bedroom (1) 11'6"x 15'8") with timber floor. Bathroom (7'x 8") with fully tiled walls and floor and electric shower. Landing (7'1"x 5'4") Sleeping Capacity 3. Apartment No. 3 The Court Yard:- Fitted Kitchen (10'5"x 9'4") Open plan Living Area (13'7"x 17'1") Laminated floor in Living Area. Toilet & whb (3'8"x 5'6") First Floor: Bedroom(1) (11'5"x 8'6") with laminated floor. Hot -press/ Storage. Bedroom(2)(11'4"x 11'2") with laminated flooring. Bathroom(6'4"x 5'7") with electric shower. Bedroom No. 1-4 The Courtyard:- Bedroom (4) Living Area (22'5"x 10'7") Bathroom(6'4"x 6'8") with tiled floor and part tiled walls. Electric shower. Bedroom (3) (13'2"x 17'6") to include ensuite with tiled floor and part tiled walls. Laminated flooring in bedroom. Bedroom (2) (12'x 14'5") to include ensuite tiled floors and part tiled walls. Electric shower. Bedroom (1) (10'9"x 17'4") to include ensuite Laminated flooring in Bedroom. Part tiled walls and tiled floor in ensuite. Apartment No. 5 The Court Yard:- Bedroom(1) (10'x 16'6") with laminated flooring and built in units. Bathroom(5'9"x 6'9") to include electric shower and part tiled wall and tiled floor. BED AND BREAKFAST Bedroom No. 1 :- Bedroom (12'4"x 9'9") with laminated flooring. Bathroom (9'9"x 11'3") with electric shower fully tiled walls and floor. Bedroom No. 2:- Bedroom(8'7"x 7'4") with built in units and laminated timber floor. Bathroom (6'x 5'7") with electric shower and fully tiled walls and floor. Bedroom No. 3:- Bedroom (21'7"x 9'4")with ensuite fully tiled walls and floor and electric shower with pull out 3rd Bed. Bedroom No. 4:- Bedroom(11'1"x 18'1") with laminated flooring and built in units. Ensuite with electric shower and fully tiled walls and floor. Bedroom No. 5:- Bedroom (11'6"x 15'5") with laminated flooring and built in units. Bedroom No. 6:- Bedroom(11'4"x 16'2") with laminated floor and built in units. Bedroom No. 7:- Bedroom (12'1' x 15'9") with laminated flooring and built in units. Bedroom No. 8 :- Double and Bunk Beds. Bedroom(11'x 14") floor carpeted and built in units. Ensuite (7'3"x 5'7") with electric shower and fully tiled walls and floor. Laundry (8'3"x 8'7") Shelves fitted with commercial washing machine and

BASE INFORMATION:

Rooms	: 3
Bed	: 16
Bath	: 2

LAND INFORMATION:

Square feet	: 1300
-------------	--------

CONVENIENCE:

