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ESTABLISHED

1829

North

James H. North & Co. (Kerry) Ltd

33 Denny Street
Tralee, Co. Kerry
Tel. (066) 22699
Fax (066) 22426

Also at:
7a Fitzwilliam Place
Dublin 2
Tel. (01) 661 1577
Fax (01) 661 1360

FOR SALE BY PUBLIC AUCTION
On Wednesday 13th December 1995 @ 3 p.m.
On the Premises (Unless Previously Sold)
"THE CROWN", MAIN STREET,
CASTLEISLAND, CO. KERRY.

ESTABLISHED OVER 250 YEARS - FAMILY RETIRING FROM BUSINESS



- *Large Bar/Lounge/ Restaurant and Guesthouse Premises, situated in a prime centre location beside The Country Market, The Island Centre, River Island Hotel, and The Cattle Mart.
- *The Property offers tremendous further potential, and has full planning permission for a substantial bedroom and Function room and Kitchen extension. The plans of which have been approved by Bord Failte for potential registration to 3 star Hotel.
- *Full 7 day licence and restaurant licence.
- *Castleisland Town is situated on the main roadways between Limerick, Tralee, Killarney, and Tralee/Mallow roadways.
- *Large development site with vehicular access to Main Street frontage. Total Site Area c.0.3 of an acre.

Cont/d...

final contract. Exceptional care is taken when setting out details. The firm, however, disclaims responsibility for any inaccuracy or for any expense incurred by visiting the property should it prove unsuitable or be no longer on the market.



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ACCOMMODATION :

Hallway/Reception area	208 sq.ft.
Bar/Lounge , Fireplace	1119 sq.ft.
Dining Area	280 sq.ft.
Kitchen	303 sq.ft.
Preparation Area 2 Microwaves, "Electroway" Grill, Twin /Deepfat Fryers, "Hoonwed" Dishwasher. "Radiation" 7 Ring gas unit, 6 ring gas unit with oven.	280 sq.ft.
Hood. 2 double sink units.	
Walk in Coldroom/Pantry	104 sq.ft.
Electric Meat Slicer, "Kenwood " mixer. "Lincat" toaster.	
Corridor	217 sq.ft.
Ladies	104 sq.ft.
3 Toilets, 3 sinkunits, Hand Dryer.	
Gents , 2 toilets, 2 wash hand basins	125 sq.ft.
Beer/Coldroom	454 sq.ft.
Spirit Store	61 sq.ft.
TOTAL GROUND FLOOR	3255 sq.ft.



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UPSTAIRS :

Bedroom 1. double with built in wardrobe and wash hand basin.	120 sq.ft.
Bedroom 2, Single and Double bedroom, built in wardrobe, wash hand basin.	176 sq.ft.
Bedroom 3, Single and Double Bedroom built in wardrobe, wash hand basin.	120 sq.ft.
Bedroom 4. Twin Bedded, Wash Hand Basin.	102 sq.ft.
Showeroom, Toilet and wash hand basin	23 sq.ft.
Bedroom 5, double, wash hand basin, built in wardrobe.	82 sq.ft.
Bedroom 6, double, wash hand basin, single wardrobe	144 sq.ft.
Bedroom 7, Livingroom, Fireplace.	149 sq.ft.
Bedroom 8, Twin, Wash Hand Basin, Single Wardrobe.	88 sq.ft.
Bedroom 9, Double, Wash Hand Basin, Single Wardrobe.	95 sq.ft.
Bedroom 10, Double, Wash Hand Basin, Wardrobe.	118 sq.ft.
Bedroom 11 Double, Wash Hand Basin, Wardrobe.	99 sq.ft.
Bedroom 12. Wash hand basin, Wardrobe.	98 sq.ft.
Bathroom, bath, toilet and wash hand basin.	57 sq.ft.
Bedroom 13. Double en suite, Electric Shower, Toilet and Wash Hand Basin.	133 sq.ft.
Bedroom 14. Double en suite, Electric Shower, Toilet and Wash Hand Basin.	191 sq.ft.

TOTAL FLOOR AREA :	1795sq.ft.
	5050sq.ft.

OUTSIDE : Side entrance

Car Park and Garden

Shed with 4 deep freezes 281 sq.ft.

Commerical Washing machine & dryer.

Servematic Ice Maker.

Boiler House with ACU. Hot Water Boiler.

"Firebird", Central Heating Boiler.

SOLICITORS: MARY TWOMEY, DAVID TWOMEY & CO., MAIN ST., CASTLEISLAND, CO. KERRY.

VIEWING : BY PRIOR APPOINTMENT WITH THE AUCTIONEERS.

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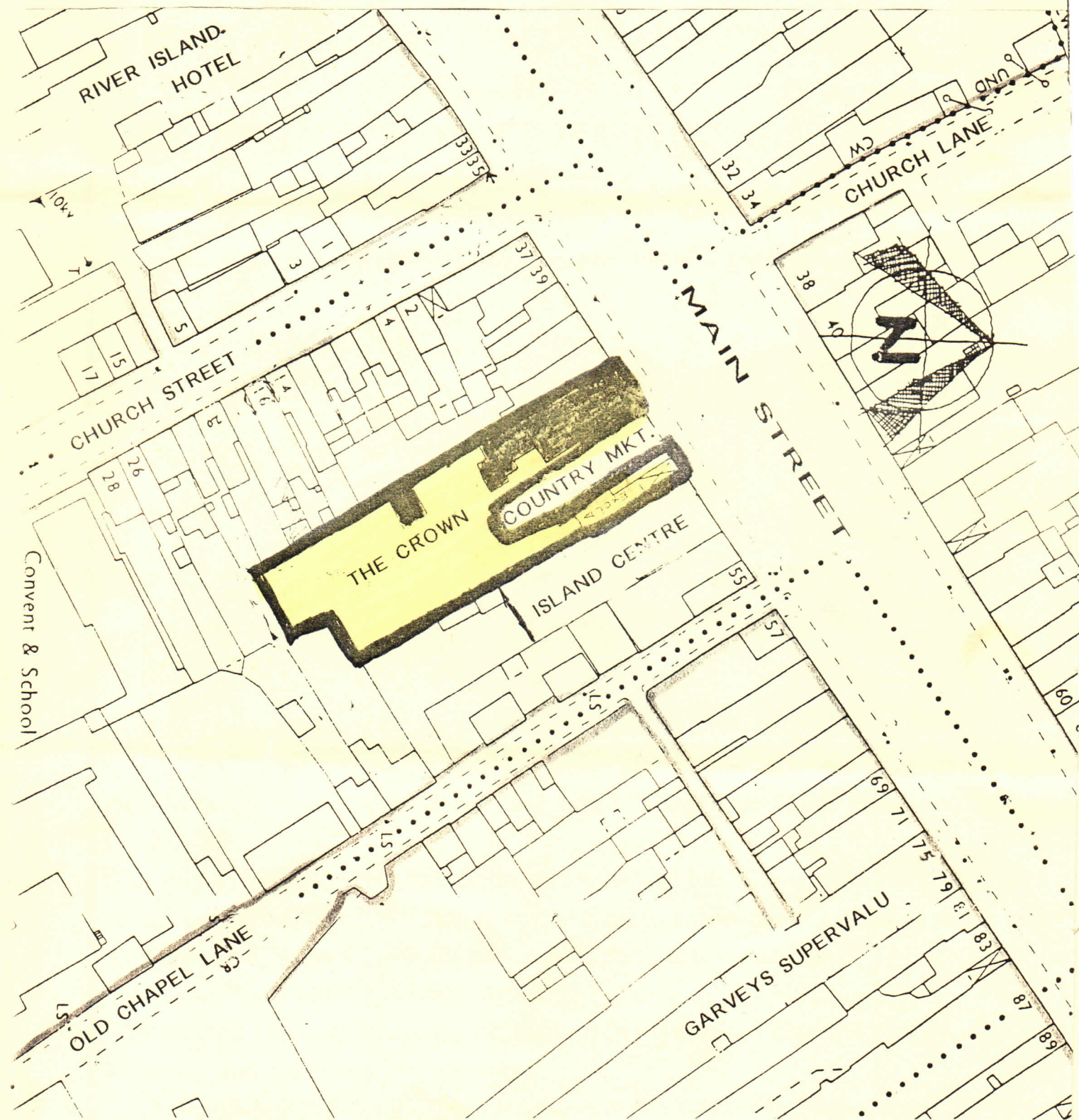
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