

# For Sale

The Square, Mountbellew, Co. Galway  
| Commercial Mixed Use



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BER C3

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## Price on Application

- Prime town centre commercial/residential property with investment potential
  - Standing on 0.43 Acres
- Former Public House and residence on first floor in need of renovation
- Ground floor commercial area of c. 2,230 sq. ft (40 ft. street frontage)
  - Residential area of c. 1,900 sq. ft (7 bedrooms)
- Extensive range of outbuildings to rear with potential
  - Large enclosed garden to rear
  - All offers invited for immediate sale

Contact the office on 090-6663700 for further details and viewing  
Viewings at evenings, weekends and Bank Holidays also accommodated

PSRA Licence No. 001350

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**Former Front Bar**

29'0" (8.84m) x 20'0" (6.1m)

**Former Lounge**

12'0" (3.66m) x 7'5" (2.26m)

**Former Lounge**

32'0" (9.75m) x 18'6" (5.64m)

**Former Lounge**

25'0" (7.62m) x 16'6" (5.03m)

**Ladies Toilet**

9'6" (2.9m) x 8'6" (2.59m)

**Gents Toilets**

11'9" (3.58m) x 6'5" (1.96m)

**Store**

14'0" (4.27m) x 9'6" (2.9m)

**Residential/ Commercial Unit to Font**

With Seperate Entrance

**Reception Hallway**

7'11" (2.41m) x 6'1" (1.85m) Door to

**Kitchen/Dining/Living Room**

17'10" (5.44m) x 10'1" (3.07m) Open Fireplace

**Bedroom/Office**

10'8" (3.25m) x 6'3" (1.91m)

**First Floor Residential**

**Landing**

43'0" (13.11m) x 4'0" (1.22m)

**Kitchen/Dining Room**

25'0" (7.62m) x 16'0" (4.88m)

**Sitting/Living Room**

14'9" (4.5m) x 13'0" (3.96m)

**Bedroom 1**

18'0" (5.49m) x 10'1" (3.07m)

**Bedroom 2**

12'0" (3.66m) x 6'4" (1.93m)

**Bedroom 3**

15'5" (4.7m) x 11'7" (3.53m)

**Bedroom 4**

18'10" (5.74m) x 10'4" (3.15m)

**Bedroom 5**

16'3" (4.95m) x 9'8" (2.95m)

**Bedroom 6**

13'0" (3.96m) x 9'6" (2.9m)

**Bedroom 7**

14'3" (4.34m) x 8'9" (2.67m)

**Bathroom 1**

9'0" (2.74m) x 6'3" (1.91m)

**Bathroom 2**

7'0" (2.13m) x 7'0" (2.13m)





- In need of full renovation
- Potential for individual office/commercial unit
- Separate entrance to front



**MAP OF PROPERTY**

