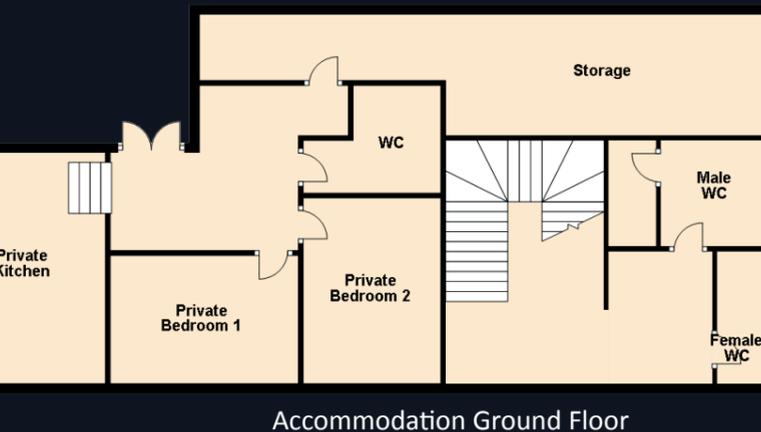
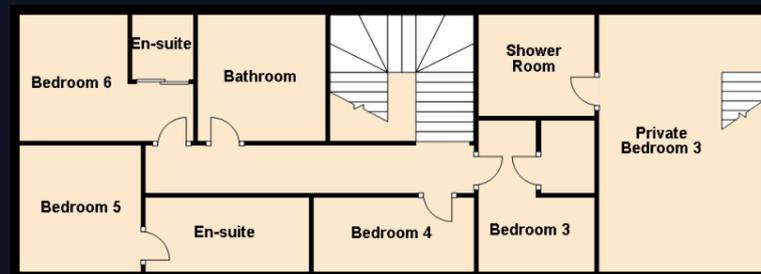
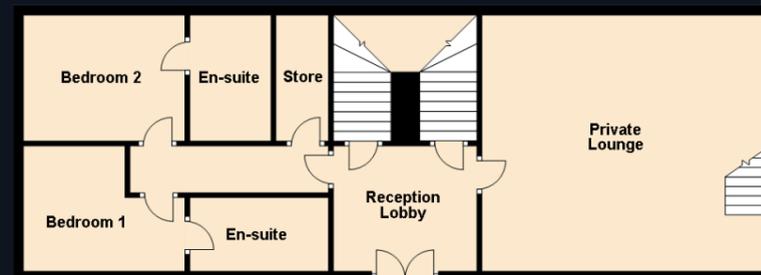
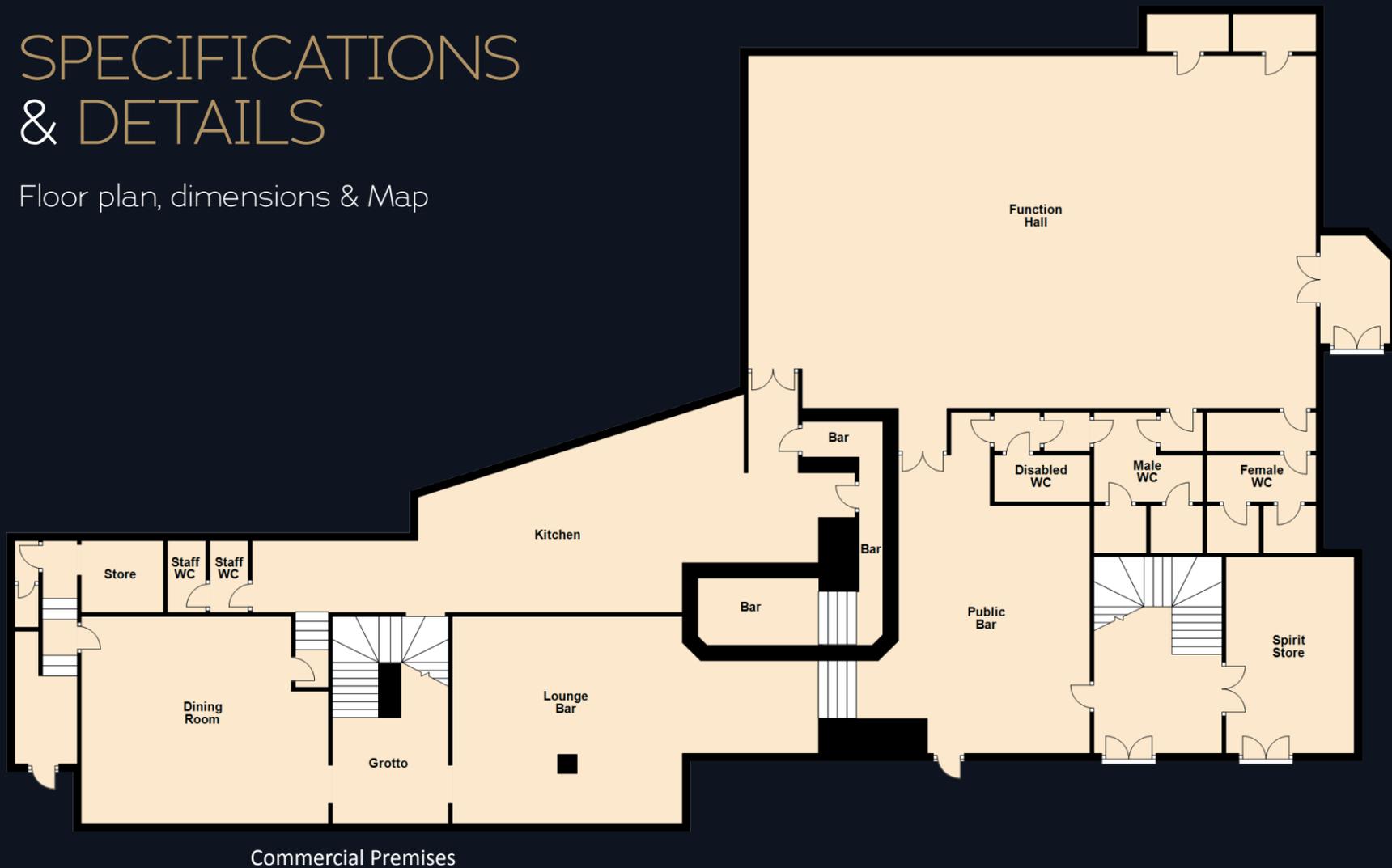




# SPECIFICATIONS & DETAILS

Floor plan, dimensions & Map



Approximate Dimensions  
(Taken from the widest point)

| Commercial Premises |                                |
|---------------------|--------------------------------|
| Public Bar          | 8.90m (29'2") x 6.50m (21'4")  |
| Function Hall       | 14.70m (48'3") x 9.20m (30'2") |
| Lounge Bar          | 9.90m (32'6") x 5.40m (17'9")  |
| Grotto              | 4.10m (13'5") x 3.00m (9'10")  |
| Dining Room         | 6.40m (21') x 5.40m (17'9")    |
| Kitchen             | 13.30m (43'8") x 4.00m (13'1") |

Gross internal floor area (m<sup>2</sup>): TBCm<sup>2</sup>

EPC Rating: TBC

Extras (Included in the sale): The contents, fixtures and fittings to run the business are included in the sale, these items can be inspected and confirmed on viewing, the owners will provide a detailed list to interested parties on request. Accounts will only be provided to interested parties via their solicitor or accountant.