For Sale

Clarke's Pub & Residence, Main Street, Lanesborough, Co. Longford, N39 X796

DOUGLAS NEWMAN GOOD DNG

IVAN CONNAUGHTON



Guide Price: €275,000

Clarke's of Lanesborough - established 1824. Historic Shannon-side Licenced Premises & Residence on c. 0.45 Acres.

A rare opportunity to acquire one of the Midlands' most historic licenced premises. Clarke's was established in 1824 and has been held by the same family for almost 200 years. It is a landmark property overlooking Lough Ree on the River Shannon.

This substantial mixed-use property comprises a renowned public house extending to c. 2,000 sq.ft, a four-bedroom residence of c. 1,480 sq.ft with independent main street access, and c. 493 sq.ft of stone outbuildings, on a generous c. 0.45 acre town centre site.

The property includes a 7-day Publican's Licence and offers significant potential for hospitality, boutique accommodation, food and beverage, or mixed-use redevelopment (subject to planning). With outstanding Shannon views, a large rear garden and yard, and strong local and tourist footfall, Clarke's represents a once-in-a-lifetime opportunity in a strategic and scenic town centre location.

Viewing is strictly by appointment.

Legal: Brendan Noone, Connellan Solicitors, 3 Church Street, Longford Town Tel: 043 3346440

PSRA **Licence No. 004422**

Office: Main Street, Athleague, Co. Roscommon, F42 TW70
Tel: 090-6663700
Email: info@dngivanconnaughton.ie

Other Features

- Landmark licenced premises & residence on c. 0.45 acres
- Established 1824 – same family ownership since
- Public House c. 2,000 sq.ft
- Residence c. 1,480 sq.ft
- Stone Outbuildings c. 493 sq.ft overlooking garden with excellent conversion potential
- Independent residence entrance – ready for occupancy
- Large enclosed yard & garden – ideal for courtyard/marquee setup
- Unrivalled views over Lough Ree & River Shannon
- Strong local and tourist passing trade
- 7-Day Publican's Licence included
- Newly Vacant (October 2025) following successful long-term tenancy, immediate availability
- Excellent turnover figures available on request

Regeneration & Funding Context

- Lanesborough lies within the EU Just Transition region and benefits from national and EU programmes supporting rural regeneration, tourism and enterprise.

- Certain purchasers and uses may qualify for the following supports (subject to eligibility and approved application):

    - EU Just Transition Fund – support for tourism, hospitality and SME development (grants up to c. 80% of eligible costs; typical private project cap c. €200k).
    - LEADER Rural Development Programme – support for rural enterprise and tourism (capital grants generally up to c. 75% of costs; typical cap c. €200k).
    - Vacant Property Refurbishment Grant – for refurbishment of residential element (has been extended and increased up to a possible €115,000, subject to criteria).
    - Introduction of a "Vacant Above the Shop" Grant, with stepped funding of up to €140,000 to support bringing 'above the shop' vacant space into residential use (where ground floor remains commercial).

Further information available on request. Purchasers should satisfy themselves as to programme availability and eligibility.









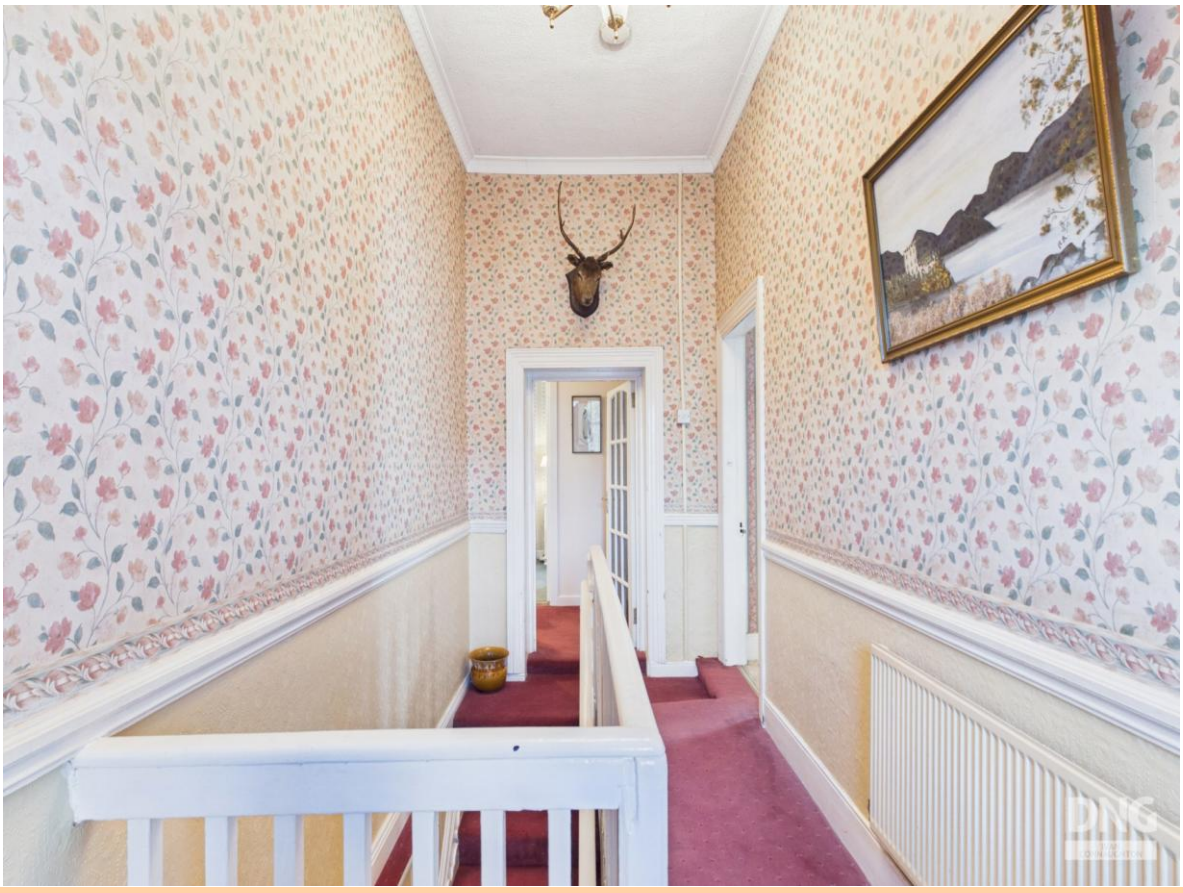

DNG
IVAN CONNAUGHTON


DNG
IVAN CONNAUGHTON













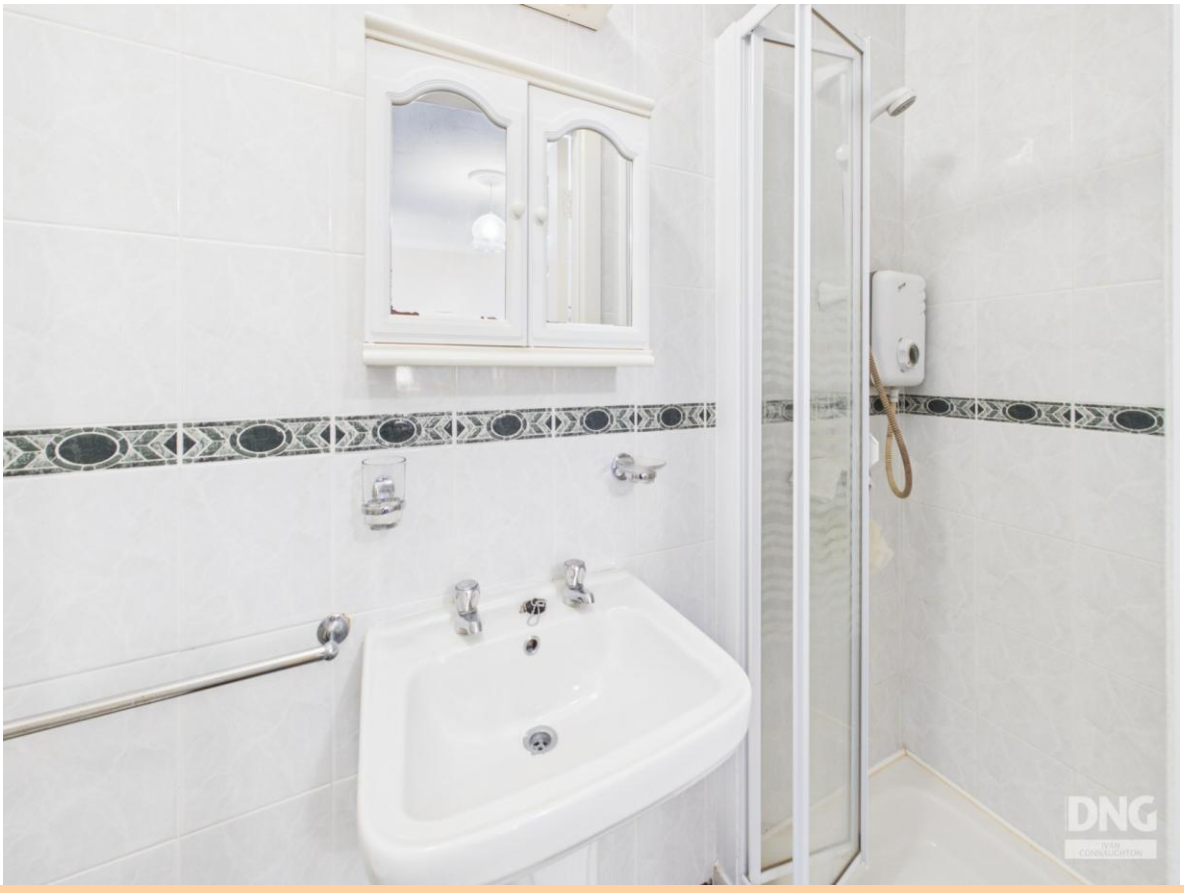















Bar & Lounge
CLARKE'S
Estd. 1824


NOT TO SCALE


NOT TO SCALE


NOT TO SCALE









Floor 0 Building 1

DNG IVAN CONNAUGHTON

Approximate total area[1]
2387 ft²
221.7 m²

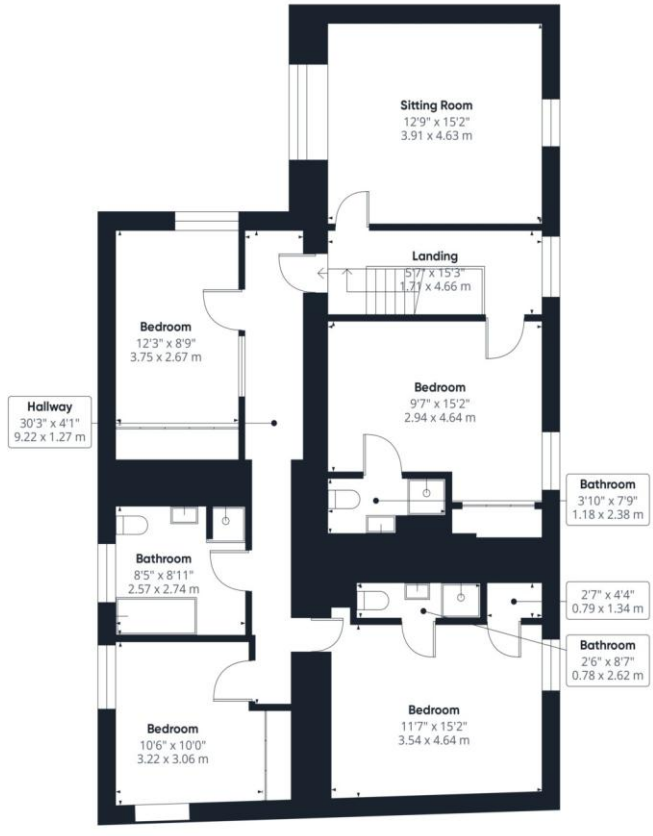
Reduced headroom
4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1 Building 1

DNG IVAN CONNAUGHTON

Approximate total area[1]
1093 ft²
101.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Office: Main Street, Athleague, Co. Roscommon, F42 TW70
Tel: 090-6663700
Email: info@dngivanconnaughton.ie