

**FOR SALE**



## **PUBLIC HOUSE INVESTMENT**

**Tiger's Bar (formerly Floyd's Bar)**  
**10 New Market Street, Coleraine**

- Public house investment property let at £19,200 pa
- Extensive licenced premises in the centre of Coleraine

**028 9044 7144**



**WHELAN**

## LOCATION

Floyds bar is located on New Market Street in Coleraine town centre and also benefits from frontage to Long Commons car park.

## ACCOMMODATION

The property is laid out internally to provide a public bar and function room at ground floor with a first floor pool room and unused stores at second floor.

The **PUBLIC BAR** (660 sqft) is finished with a tiled floor and painted walls, there is a central bar servery with customer seating at loose bar stools and perimeter benches. Customer W/Cs are provided.

Located to the rear of the premises the **FUNCTION ROOM** (915 sqft) is finished with a tiled floor with inset timber strip dance floor, velour upholstered perimeter bench seating and loose tables and chairs. Additional customer W/Cs are located to the rear with an entrance from Long Commons car park.

There is a service access from the rear providing access to the keg store.

The first floor pool room(390 sqft) is finished with timber laminate flooring and a combination of timber tongue and groove and painted plaster walls and ceiling. There is a compact bar servery with customer seating at fixed benches and loose chairs and bar stools. Customer W/Cs are located to the rear.

The second floor accommodation (600 sqft) is current unused and provides ancillary storage.

## LEASE

The property is let to Mr Stephen Bradley for a term of 10 years from 2009 at a current rent of £19,200 pa.

**NAV:** £9,000    **RATES PAYABLE 13/14:** £ 5,460

**PRICE** - Offers in the region of £120,000.

## VAT

All prices, charges and rentals are quoted exclusive of VAT, which may be applicable.

## LOCATION MAP



## VIEWINGS

By appointment through joint sole agents:-



Whelan Commercial Ltd.  
41 Arthur Street, Belfast, BT1 4GB  
**028 9044 7144**  
[www.whelan.co.uk](http://www.whelan.co.uk)

# Energy Performance Certificate

## Non-Domestic Building

Northern Ireland

Lindsays Bar  
10-12 New Market Street  
COLERAINE  
BT52 1EH

Certificate Reference Number:  
0810-0737-9549-8003-1002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website [www.epb.dfpni.gov.uk](http://www.epb.dfpni.gov.uk).

### Energy Performance Asset Rating

More energy efficient



.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

◀ **145**

This is how energy efficient the building is.

### Technical Information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	338
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	165.48

### Benchmarks

Buildings similar to this one could have rating as follows:

<b>51</b>	If newly built
<b>133</b>	If typical of the existing stock