

# WHELAN



## FOR SALE

### THE BARBICAN INN

2-4 Castle Street, Glenarm, Co. Antrim

**On the instructions of Gregg Sterritt and Stephen Armstrong of RSM McClure Watters acting as Joint Receivers**

- Compact, easily managed, public house and off licence situated in the heart of the seaside town of Glenarm on the north Antrim coast.
- Located at the corner of Castle street and Altmore Street on a prominent site.
- Accommodation comprises of ground floor public bar, off licence and first and second floor living accommodation.

ARTHUR HOUSE  
41 ARTHUR ST  
BELFAST  
BT1 4GB  
T: 02890 447144  
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An alliance member of  
 **BNP PARIBAS  
REAL ESTATE**

## ACCOMMODATION

### GROUND FLOOR

**Off Licence (95 sq.ft)** - Small timber bar servery with vinyl flooring and shelving units, with own door access from street.

**Public Bar (558 sq.ft)** - Well presented public bar capable of accommodating around 40 patrons, on a mixture of free standing tables and chairs and fixed upholstered bench seating. Finishes include part tiled, part carpet flooring, part timber clad walls, feature fireplace and a fitted timber bar servery with mirrored optic display. Male and Female W/Cs.

**Keg Room / Store Room (188 sq.ft)**

### FIRST FLOOR

**Lounge (130 sq.ft)** - Carpet flooring with plastered and painted walls and ceiling.

**Living Room (185 sq.ft)** - Carpet flooring with plastered and painted walls and ceiling.

**Kitchen (93 sq.ft)** - Fully fitted kitchen with part tiled, part painted and plastered walls and wooden strip flooring.

**Bathroom (46 sq.ft)**- Three piece suit with part tiled and part painted and plastered walls

### SECOND FLOOR

**Bedroom 1 (164 sq.ft)**- Carpet flooring with plastered and painted walls and ceiling.

**Bedroom 2 (101 sq.ft)**- Carpet flooring with plastered and painted walls and ceiling.

## FIXTURES AND FITTINGS

An inventory of fixtures and fittings to be included with the sale will be made available.

## PRICE

Offers in the region of £125,000.

RATEABLE VALUE - £ 3,150.00

RATES PAYABLE 2012/13 - £ 1,801.36

## VAT

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

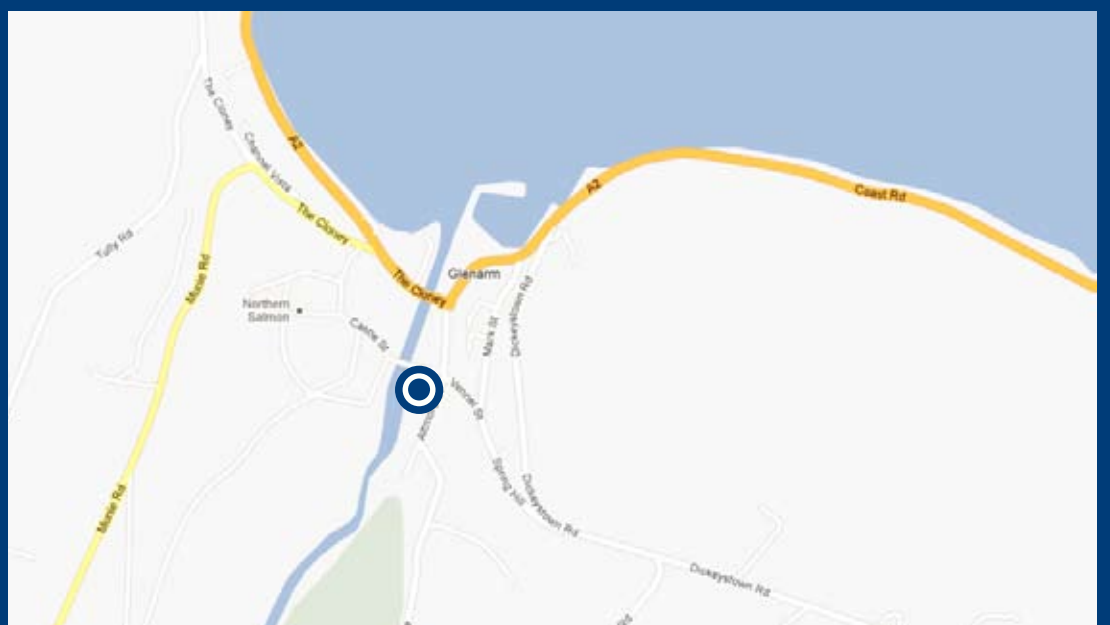
## VIEWINGS

By appointment through sole agents Whelan Commercial : 028 9044 7144

## ACE MAP



## LOCATION MAP



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