

FOR SALE



FOR SALE – BOUND FOR BOSTON

27-31 Waterloo St, Londonderry, County Londonderry, BT48 6HA

- One of Derry's best known public houses and entertainment venues
- A short walk from main shopping areas of The Diamond, Richmond and Foyleside Shopping Centres
- Extensive ground floor public bar/venue and first floor lounge bar function room

028 9044 7144



WHELAN

LOCATION

Located on Waterloo Street within the city centre, Bound for Boston is a short walk away from The Diamond. The property is close to the Butcher's Gate section of the city's historic walls.

DESCRIPTION

An extensive Public Bar is situated at ground floor level with large lounge bar/function room, previously used as a snooker room, located on the first floor.

	Floor	Area	Size (ft ²)	Size (m ²)
	Basement	Keg Room	107	9.94
	Ground	Public Bar	2,987	277.5
	First	Lounge Bar/function room	2,742	254.77
	Second	Office & Stores	994	93.54
Total			6,830	635.75

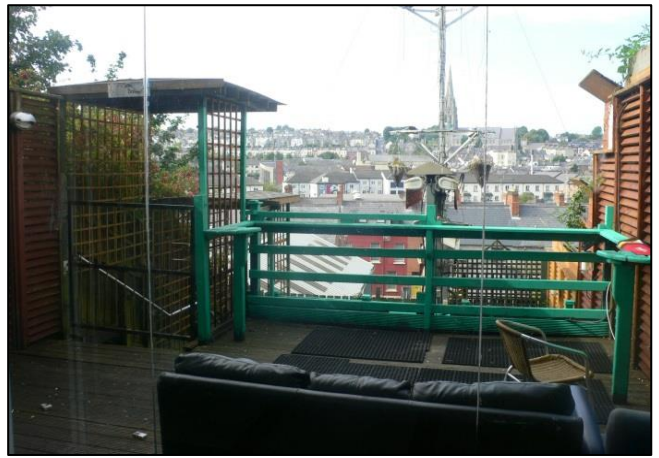
Ground Floor Public Bar – A large bar area with timber flooring decorated in a variety of styles, seating approximately 120 patrons on fixed benches and loose tables and chairs. The ground floor formally had an entertainment licence for 350 persons and features a stage for live bands.

A smoking area/beer garden is located at the rear of the building and accessed via the public bar. The keg room is at basement level and accessed via a trapdoor at the bar. A staircase behind the bar provides staff access to the upper floors

The public bar has disabled access. Male, Female and disabled WCs are located on this floor



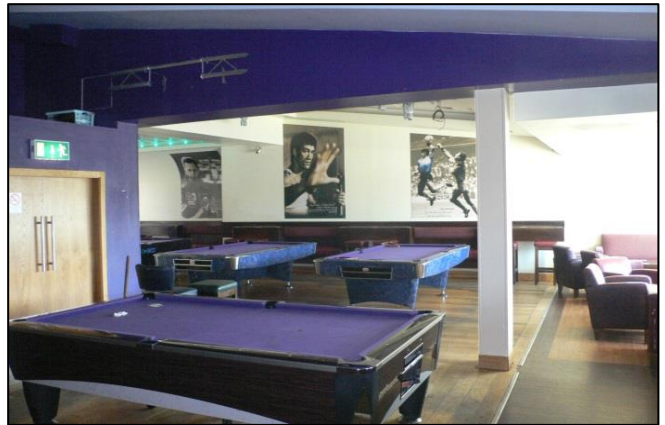
Public Bar on ground floor



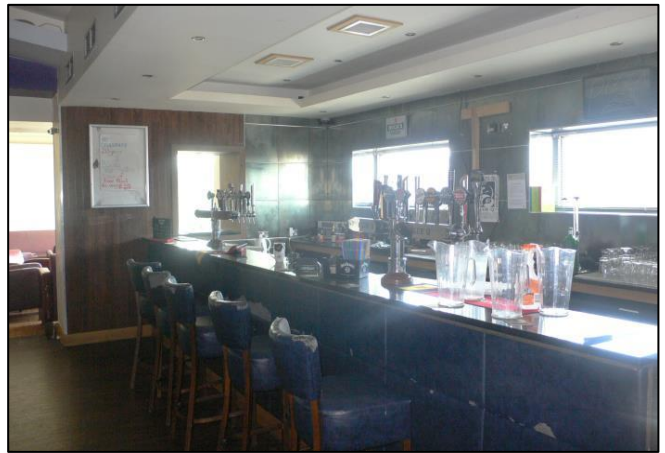
Ground floor smoking area

First Floor Lounge Bar/Function room – This area has separate on-street access and was last used as a snooker room. The room has wooden flooring and is decorated in a modern style with plastered and painted walls. The bar consists of a granite top bar servery complete with a dumb waiter and various bar equipment. Customer WCs are located on the First Floor.

Entertainments licence for approximately 130 patrons and has the potential to be refurbished as a nightclub.



Current first floor fit out



Bar on first floor

ENTERTAINMENTS LICENCE

The property's entertainments licence expired on 31st July 2014.

While in force it allowed for entertainment until 2am, 7 days a week. A copy of the licence can be viewed upon request.

GUIDE PRICE

£475,000 exclusive

Written offers to be submitted to Whelan Commercial by 12 noon Wednesday 15th October 2014 and should include the following:

1. Name of purchaser.
2. Price offered.
3. Any conditions to the offer.
4. Confirmation of funding or letter of support from bank.
5. Confirmation that solicitors have inspected title.
6. Timescale for completion and exchange of contact.

TITLE

Title packs are available from:

Elliot Duffy Garrett

34 Upper Queen Street

Belfast

BT1 6FD

Contact: Leo Brown

Tel: 028 9024 5034

RATES

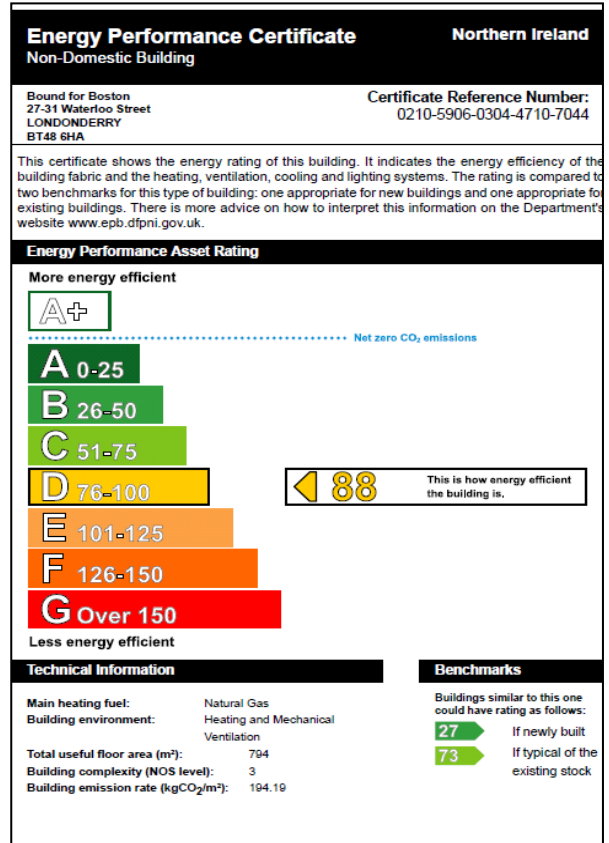
NAV - £38,000

Rates payable calculated at approximately £24,138 per annum 2014/15

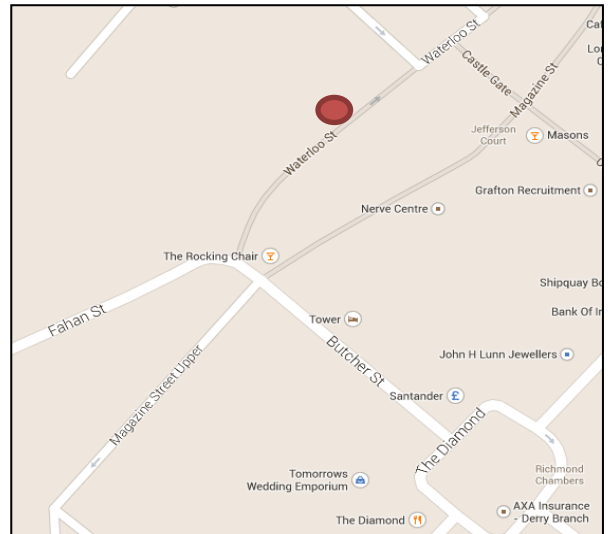
VAT

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

EPC



LOCATION MAP



VIEWINGS

by appointment through sole agents:-

Whelan Commercial Ltd.

41 Arthur Street, Belfast, BT1 4GB

028 9044 7144

www.whelan.co.uk

