

FOR SALE



THE BROOKE LODGE

76 Summerhill Drive, Belfast

On the instructions of John Hansen of KPMG acting as Administrator of Castle Street Inns Ltd

- Extensive Licenced Premises requiring refurbishment.
- Outstanding business opportunity situated in the heart of the densely populated Twinbrook estate close to Dunmurry.
- Premises comprises public bar, basement lounge and retail shop suitable for off license trade.
- Ample car parking spaces on a secure site.

028 9044 7144



WHELAN

ACCOMMODATION

The property requires refurbishment and renewal of services.

FLOOR	DESCRIPTION	SQ.M	SQ.FT
Ground	Public Bar	90.3	972
	Shop	47.0	506
Basement	Lounge Bar	93.0	1001
TOTAL		230.3	2,4789

PUBLIC BAR

Traditional style bar with capacity of approx. 70 patrons. Timber boarded flooring and timber coffered ceiling with integrated spot lights.

Feature fire place and hearth. Timber bar servery with storage areas leading off including keg store.

Ladies and Gents toilets.

BASEMENT

Lounge bar with separate access in need of refurbishment following water damage.

SHOP

Partially fitted retail unit with access from the public bar. Tiled floor, recessed spot lighting and shop counter.

Toilet and storage area to rear.

CAR PARKING

With car parking for up to 20 vehicles.

RATES

We are advised by the Land and Property Services that the NAV of the property is as follows:

NAV: £23,000

Rates Payable for 2012/13 rating year: £13,609

VAT

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

GUIDE PRICE

On application

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

Energy Performance Certificate

Non-Domestic Building

Northern Ireland

Brook Lodge
76 Summerhill Drive
Dunmurry
BELFAST
BT17 0RE

Certificate Reference Number:
0080-6912-0367-4270-2080

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.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **55**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	291
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	122.07

Benchmarks

Buildings similar to this one could have ratings as follows:

42 If newly built

109 If typical of the existing stock