

FOR SALE



THE CENTRAL ARMS

93/95 Main Street, Cullybackey

FOR SALE BY INFORMAL TENDER

CLOSING DATE FOR OFFERS 28 FEB 2014

- Public house and off-sales located in the centre of the village of Cullybackey.
- Although currently closed the premises are fitted and ready for immediate occupation.

028 9044 7144



WHELAN

LOCATION

Located approximately 3 miles north of Ballymena, Cullybackey has a population of approximately 2,500 persons, the Central Arms and off-sales are located on Main Street in the centre of the village.

ACCOMMODATION

The property is laid out internally to provide a public bar, function room and separate off-sales kiosk at ground floor with first floor darts room, bar area (currently unused) and a darts room.

The **Public Bar** (475 sqft) which is located to the front of the property is finished with a terrazzo floor, plastered and painted walls with timber tongue and groove panelling and a fitted bar servery with timber counter. Customer seating is provided at velour upholstered perimeter bench seating and loose tables chairs and bar stools. There is a keg store located to the rear.

Located to the rear of the premises, the **Function Room** (1,200 sqft) is finished with carpet flooring with a timber strip dance floor, papered walls and a textured plaster ceiling, a small stage area is provided with customer seating at upholstered booths and free-standing chairs and bar stools. There is a large bar server with a roller shutter.

A central lobby provides access to the bar and function room areas, customer W/Cs and to the first floor accommodation.

The **off sales** kiosk (205 sqft) is located adjacent to the public bar with own door access from Main Street.

The **first floor** accommodation comprising a bar area, store and darts room extends to 530 sqft.

Externally there is a service yard providing access to the bar store and a yard/customer car park to the rear.

FIXTURES AND FITTINGS

An inventory of those items to be included will be made available once a sale has been agreed.

NAV: £7,650 **RATES PAYABLE 13/14:** £ 4,641

GUIDE PRICE

Offers in the region of £175,000.

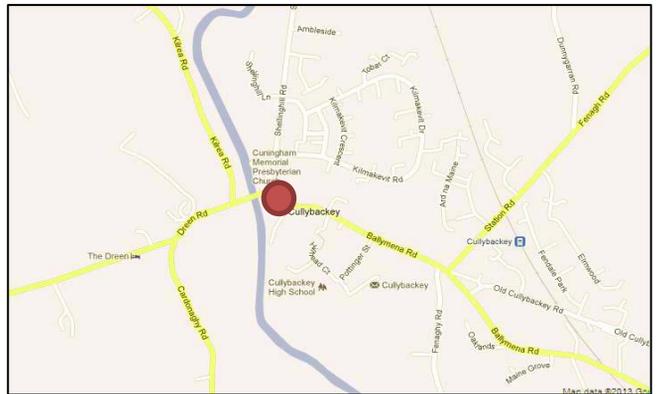
The premises are offered for sale by way of informal tender. Closing date for receipt of offers is 12.00 noon on Friday 28th February 2014.

Please note the vendor is under no obligation to accept the highest or indeed any offer received.

VAT

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

LOCATION MAP



VIEWINGS

By appointment through 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

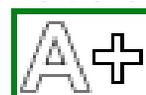
The Central Arms
93-95 Main Street
Cullybackey
BALLYMENA
BT42 1BW

Certificate Reference Number:
0030-1946-0317-7440-6080

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

Less energy efficient

◀ **134**

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 ²):	308
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	205.92

Benchmarks

Buildings similar to this one could have rating as follows:

37 If newly built

98 If typical of the existing stock