



FOR SALE

THE DOWNSHIRE ARMS

24 Main St, Hilltown, Newry, BT34 5UH

028 9044 1000



WHELAN

LOCATION

Hilltown is located in the foothills of the Mourne Mountains in South Down, 12 miles from Newcastle and 37 miles from Belfast. The premises are situated on a corner site on Main Street, the primary thoroughfare in the village.

DESCRIPTION

The property comprises a two storey Grade B1 listed period building which is licensed, fully fitted and operating as a bar/restaurant with guest apartments. The main building contains a large bar/restaurant, function suite, kitchen, basement bar and a number of stores. A rear courtyard houses 6 self-contained guest apartments, with an additional apartment being used as storage space.

Prospective buyers have an opportunity to take on an exciting business opportunity well established in the local area and enjoying a buoyant food and function trade. Guest accommodation is fully furnished and in excellent condition throughout.

ACCOMMODATION

Ground Floor

Public Bar – with seating for up to 80 patrons at a mix of free standing tables and chairs and fixed perimeter bench seating. It contains a timber bar servery, timber boarded floor, a feature open fireplace and Ladies and Gents toilets. The bar currently has an entertainments capacity of 170 persons

Restaurant – with seating for approximately 60 patrons with corner bar servery with windows overlooking the courtyard.





Commercial Kitchen – fully equipped with cooking equipment, Keg store, walk in fridge, store and boiler room.

First Floor

Dining Room – a small intimate room with seating for approximately 20 patrons. Ideal for private meeting space or parties. It an entertainments capacity of 60 persons

Function Room – capacity for 80 – 100 with wooden floor and raised ceilings. Corner bar and raised stage area. Ladies and gents toilets. An outside terrace area leads directly off the function suite. Currently has an entertainments capacity of 186 persons.



Basement

In use as an additional bar area for additional events and storage.

APARTMENTS

Attractive two storey dwellings built around a courtyard providing excellent accommodation in a range of sizes .

The dwellings include four no. 2 bed apartments, two no. bed apartments and 1 no. 3 bed apartment. Each dwelling has it's own kitchen/dining area and lounge. All have Gas fired Central heating.



CAR PARK

Ample on-site car parking to the rear suitable for further development, subject to planning.

PRICE

On application

To include 5 - 1(a) intoxicating liquor licence, and fixtures & fittings.

RATES

NAV - £19,200

Rates payable 16/17 - £10,734.80

VAT

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

VIEWINGS

by appointment through sole agent:-

Brian Nixon FRICS

E: brian.nixon@whelan.co.uk

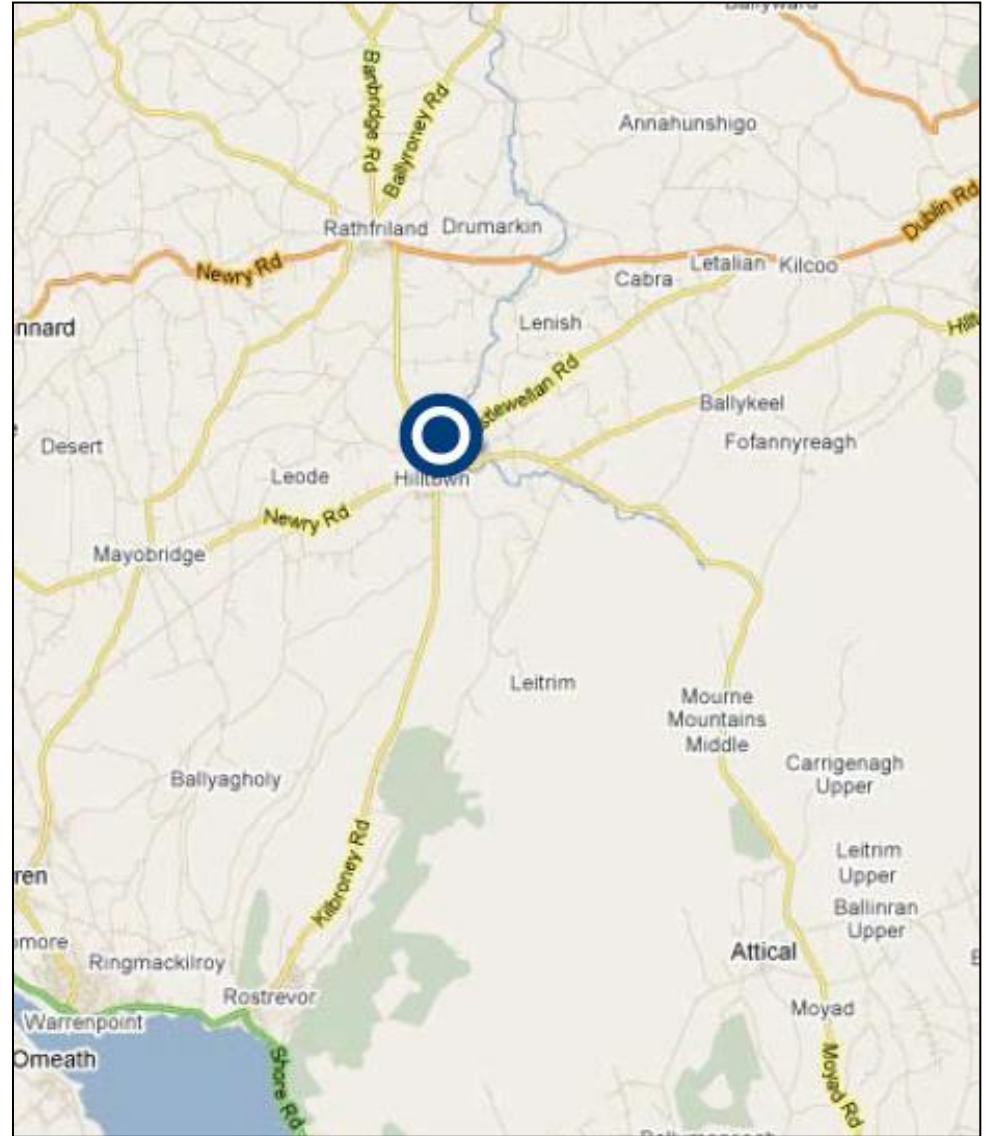
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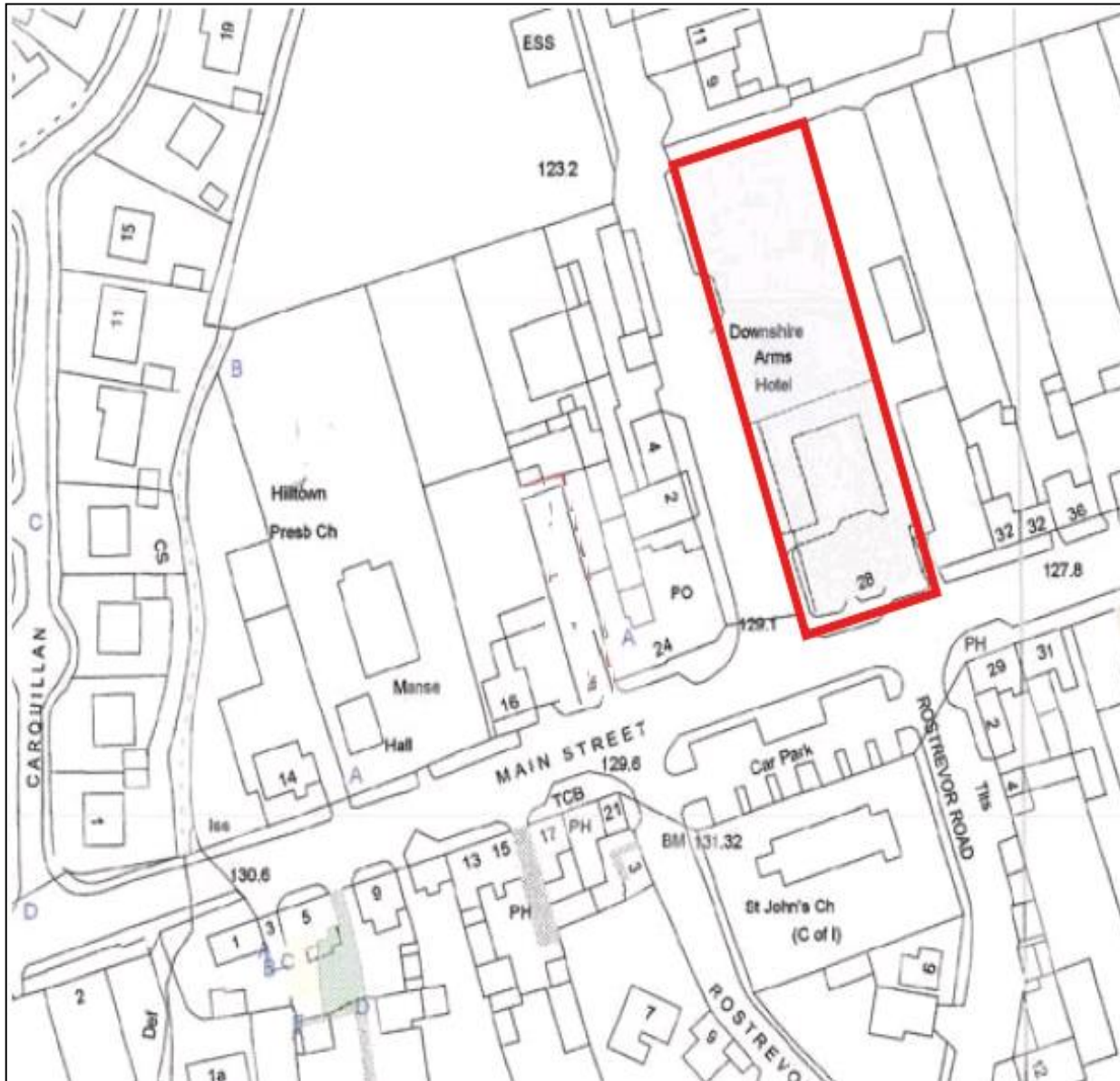




MAP



PLAN



Energy Performance Certificate

Non-Domestic Building

Northern Ireland

Downshire Arms Hotel
28 Main Street
Hilltown
NEWRY
BT34 5UJ

Certificate Reference Number:
0260-1977-0373-1120-6054

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 website for the Department of Finance at www.finance-ni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◀ 108

This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1291
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	214.3
Primary energy use (kWh/m ² per year):	917.74

Benchmarks

Buildings similar to this one could have rating as follows:

45	If newly built
120	If typical of the existing stock