

**FOR SALE**



## **FAIRHILL BAR**

29 Church Street, Ahoghill  
County Antrim

- Excellent opportunity to acquire a well established public house in Ahoghill.
- Located on a large site extending to 0.29 acres with further development potential.

**028 9044 7144**



**WHELAN**

## ACCOMMODATION

### GROUND FLOOR

#### Public Bar

Traditional styled Public Bar capable of accommodating 25 patrons at a mixture of fixed bench upholstered seating and free standing tables and chairs. Finishes include plaster painted ceiling with recessed spotlighting, timber beams, papered walls and a feature brick fireplace. Timber and brick bar servery and tiled flooring. WC's are located off this area.

#### Front Bar/ Snug Bar

The front bar is finished to the same standard as the public bar and is capable of accommodating 15 customers. The snug bar is located off this area and can accommodate 10 patrons at fixed bench upholstered seating. Finishes include feature fireplace, papered walls and tiled flooring. WC's are located off. At ground floor level there are also pool and darts rooms. A smoking area is located to the rear of the snug bar. There is also a large car park to the rear of the premises.

### FIRST FLOOR

#### Restaurant

The first floor restaurant is capable of accommodating 40-50 covers at a mixture of upholstered fixed bench seating and free standing tables and chairs. Finishes include carpet flooring, papered walls/ tongue and groove panels, plaster painted ceiling with recessed spotlighting and a timber bar servery. WC's are provided off this area. Kitchen area located off.

### FIXTURES AND FITTINGS

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

**NAV: £9,600 RATES PAYABLE 13/14: £ 5,845**

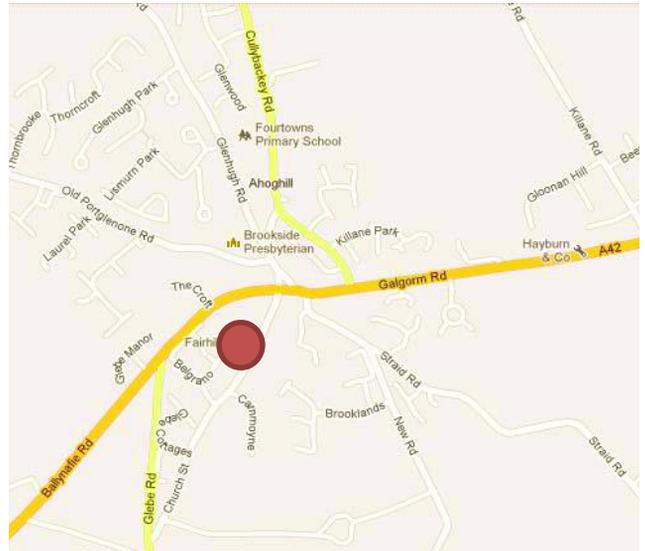
### PRICE

Offers in the region of £195,000.

## VAT

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

## 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](http://www.whelan.co.uk)

# Energy Performance Certificate

## Non-Domestic Building

Northern Ireland

Fairhill Bar  
27-29 Church Street  
Aghohill  
BALLYMENA  
BT42 2PA

Certificate Reference Number:  
0690-0037-8199-6403-7002

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](http://www.epb.dfpni.gov.uk).

### Energy Performance Asset Rating

More energy efficient



.....Net zero CO<sub>2</sub> 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

◀ **135**

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 <sup>2</sup> ):	344
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	292.87

### Benchmarks

Buildings similar to this one could have rating as follows:

**41**

If newly built

**108**

If typical of the existing stock