

WHELAN



FOR SALE

FELIX'S BAR

15 Castle Street
Strabane

- Long established licensed premises occupying a prime town centre site..
- Easily managed layout.
- Comprising traditional public bar and former first floor lounge bar.
- Secure gated front entrance.

ARTHUR HOUSE
41 ARTHUR ST
BELFAST
BT1 4GB
T: 02890 447144
W: whelan.co.uk



ACCOMMODATION

PUBLIC BAR

Retaining its original character and charm with an open fire, snugs and seating up to 120 patrons.

Traditional timber boarded walls, tiled floor and wall mounted and suspended lighting. Ladies and gents toilets

Bar servey with store leading off.

FIRST FLOOR

With separate access to former 'Lounge Bar' with toilet facilities and storage rooms.

OUT SIDE

Store room and keg cold room, OFCH boiler. separate oil storage store.

The premises are fully alarmed.

Gated entrance from Castle Street to paved forecourt/smoking area and potential outside seating area.



NAV: £15,300

RATES PAYABLE 11/12: £8,400

PRICE

Offers in the region of £185,000.

VAT

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

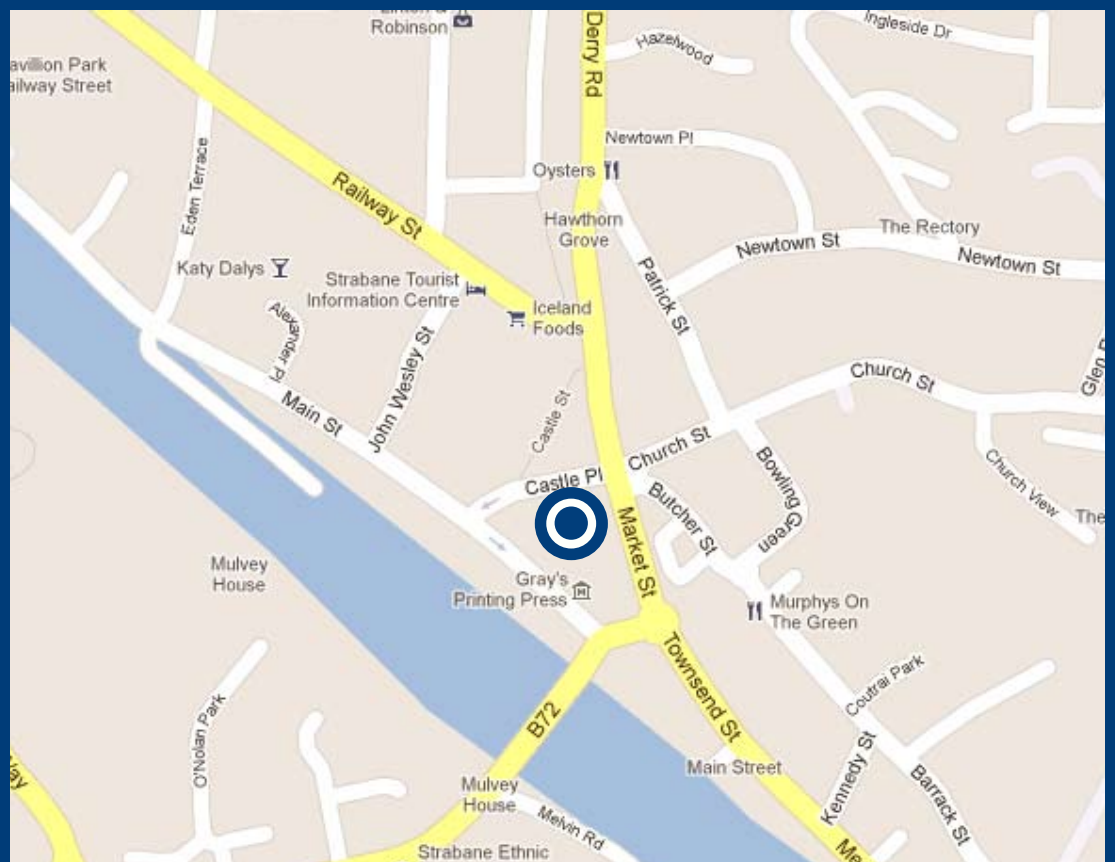
VIEWINGS

By appointment through joint agents:

Whelan Commercial
TEL: 028 9044 7144

J.Boggs
TEL: 028 71883504

LOCATION MAP



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