

WHELAN



FOR SALE

LICENCED INVESTMENT PROPERTY

The Fiddlers Inn
36 Main Street, Crumlin

On the Instructions of Tom Keenan of Keenan CF Acting as Fixed Charge Receiver

- Extensive Licenced Premises located in the Centre of Crumlin.
- Let to Crumlin Inns (2010) Limited and producing a gross rental income of £39,000 per annum.
- Closing date for offers: 12 noon Thursday 6th December 2012.

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

An alliance member of
 BNP PARIBAS
REAL ESTATE

LOCATION

The subject property is located in the middle of Crumlin village opposite to the junction of Main Street and Mill Street.

Located approximately 20 miles west of Belfast, Crumlin is a small village with a population of approximately 4,260 people (2001 Census), serving an agricultural hinterland and acting as commuter satellite to Belfast.

DESCRIPTION

Internally the accommodation is arranged with a public bar at ground floor level and a function room / restaurant at first floor, ancillary accommodation is located to the rear of the ground floor. There is a large yard to the rear of the property providing parking for approximately 20 cars and containing a covered smoking area.

ACCOMMODATION

Entrance lobby leading to ground floor public bar with a staircase leading up to the first floor function room.

The public bar can accommodate approximately 90 patrons. Finishes include a timber strip floor with tiled inset and raised seating areas, plastered and painted walls and ceiling, with recessed lighting. There is a central timber bar servery and an open hearth fireplace.

Male, female and disabled persons W/Cs are located to the rear of the bar.

Ancillary accommodation is located to the rear of the bar comprising a bottle store, keg cool room, dry goods store, managers office and kitchen. There is a service stair linking to the first floor function room and a rear entrance from the car park. The kitchen is finished with a tiled floor and part tiled walls with stainless steel splash backs and a suspended ceiling with florescent strip lighting.

The first floor accommodation comprises a large function room, a small private meeting room / darts room and ancillary stores.

Male and female customer toilets are provided.

FLOOR DESCRIPTION	SQ M	SQ FT
Ground Public Bar	130.5	1404
Keg Store	6	65
Managers office	3.2	34
Dry Goods Store	5.4	58
Kitchen	28	300
W/Cs	-	-
First		
Darts Room / Meeting Room	21.5	231
Store	22.8	245
Function Room	150	1,615
W/Cs	-	-

LEASE DETAILS

The property (to include the liquor licence) is let for a term of 7 years from 31 March 2010. The lease is on an internal repairing basis at a current rent of £39,000. There is a rent review at 31 March 2015.

LIQOUR LICENCE

The Liquor Licence attaching to the property is in the ownership of the landlord.

GUIDE PRICE

Offers invited in the region of £360,000.

METHOD OF SALE

Written offers to be submitted to the offices of Whelan Commercial Limited by 12 noon Thursday 6th December 2012 and should state:

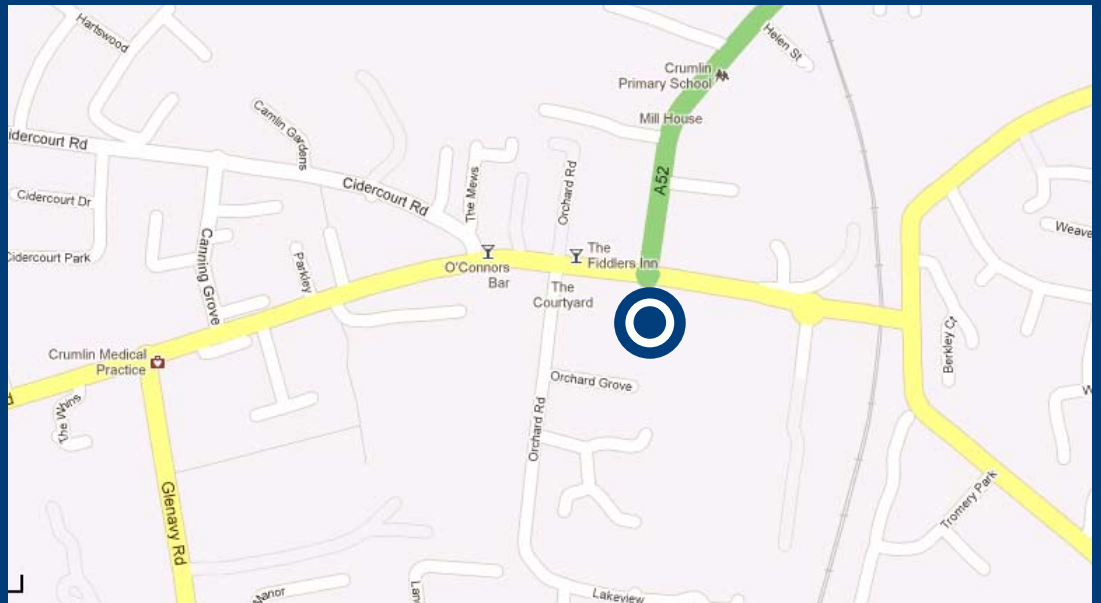
1. Name of Purchaser
2. Price offered
3. Any conditions attached to the offer
4. Confirmation of funding or letter of support from bank
5. Solicitor contact details

VAT

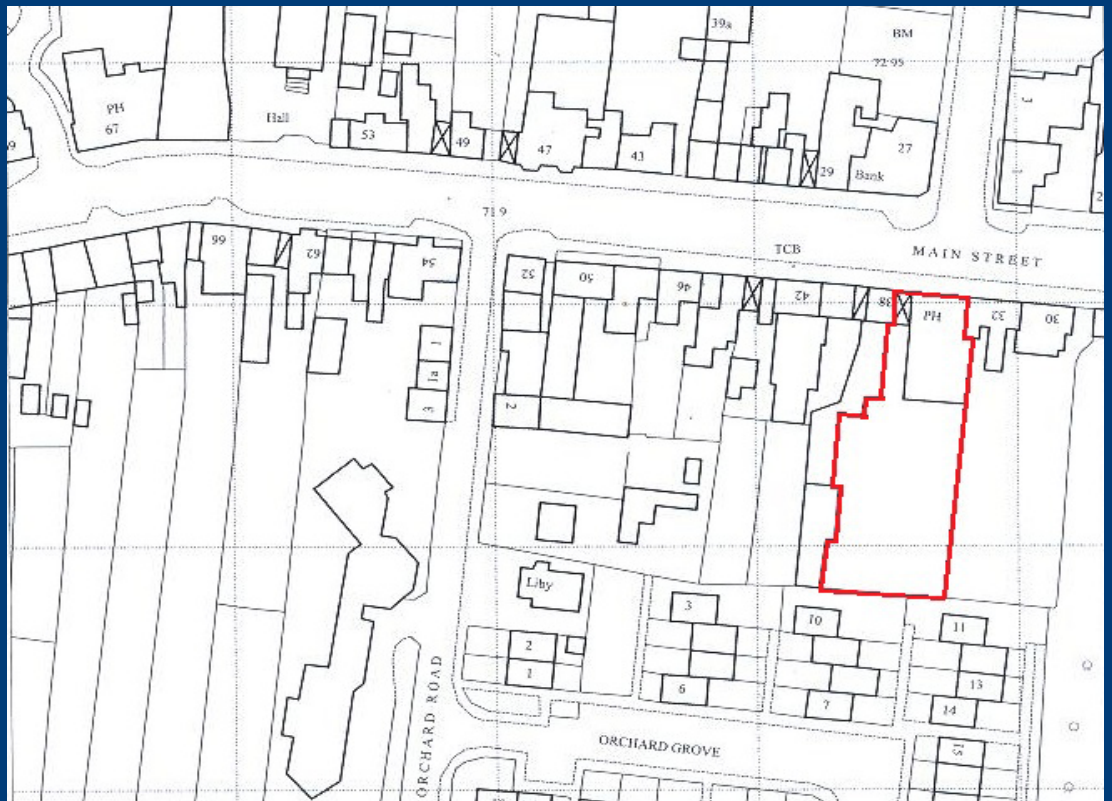
All prices, charges and rentals are quoted exclusive of VAT which may be applicable.

RATES - We are advised by LPS that the NAV of the property is £26,200

LOCATION MAP



ACE MAP



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



VIEWING

By appointment through sole agents:-

Whelan Commercial Ltd
028 90447144