

**FOR SALE**



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# The Gas Lamp Bar, 55 Thomas Street, Armagh

- Extensive licensed premises over two floors
- Excellent business opportunity following refurbishment
- Situated in a prime position in Armagh City centre

**028 9044 1000**



**WHELAN**

The Gaslamp is positioned fronting onto Thomas Street, an area of high footfall and passing trade within Armagh City Centre.

Nearby occupiers include Sinn Fein, Costcutter and Rafferty's Bar.

## ACCOMODATION

The bar is vacant and in need of refurbishment, currently styled with a number of false shop fronts on the ground and first floors.



**Ground Floor Public Bar** - features a large bar area with timber board flooring decorated in a variety of styles.

Male, Female and disabled WCs are located on this floor

**First Floor** – accessed via steps from public bar, this space provides additional bar capacity.

Ancillary storage rooms are accessed via a walkway to the rear of this area

A staircase at the rear of the property provides staff access to both floors

## GUIDE PRICE

**£140,000**

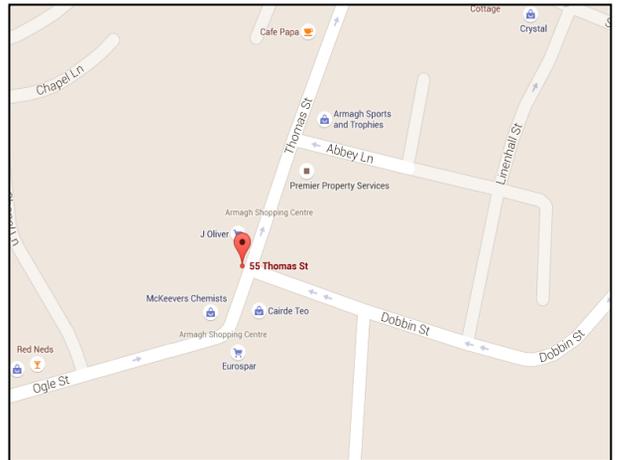
Written offers to be submitted to Whelan Commercial by 12 noon Tuesday 4th August 2015 and should include the following:

1. Name of purchaser.
2. Price offered.
3. Any conditions to the offer.
4. Confirmation of funding or letter of support from bank.
5. Timescale for completion and exchange of contact.

## RATES

NAV – £6,250

## LOCATION



## VAT

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

## VIEWINGS

by appointment through sole agents:-

Whelan Commercial Ltd.

41 Arthur Street, Belfast, BT1 4GB

**028 9044 1000**

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



# Energy Performance Certificate

## Non-Domestic Building

Northern Ireland

The Gas Lamp  
55 Thomas Street  
ARMAGH  
BT61 7QB

Certificate Reference Number:  
0030-8924-0305-7770-3024

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

A+

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

◀ 133

This is how energy efficient the building is.

Less energy efficient

### Technical Information

|  |                                 |
|--|---------------------------------|
| Main heating fuel:   | Oil                             |
| Building environment:  | Heating and Natural Ventilation |
| Total useful floor area (m <sup>2</sup> ):                   | 313                             |
| Building complexity (NOS level):                             | 3                               |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ): | 202.19                          |

### Benchmarks

Buildings similar to this one could have rating as follows:

|     |                                  |
|-----|----------------------------------|
| 43  | If newly built                   |
| 115 | If typical of the existing stock |