

FOR SALE



FOR SALE

**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

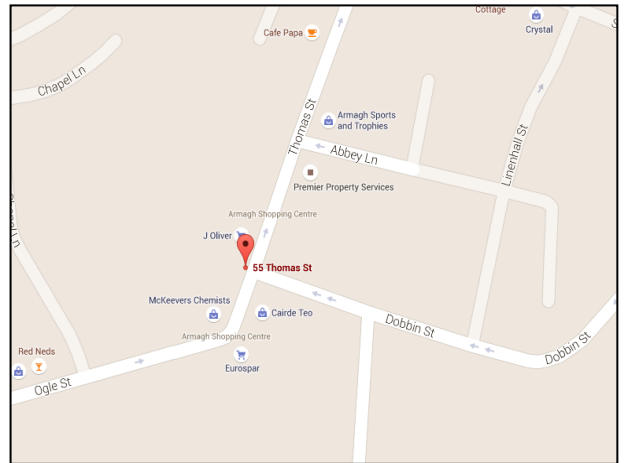
Written offers to be submitted to Whelan Commercial by 12 noon Tuesday 4th August 2015 and should include the following:

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



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.

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

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 ²):	313
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	202.19

Benchmarks

Buildings similar to this one could have rating as follows:

43	If newly built
115	If typical of the existing stock