

FOR SALE



HARKIN'S BAR

24-26 Linenhall Street, Limavady, BT49 0HQ

028 9044 1000



WHELAN

LOCATION

Limavady is a provincial town situated approximately 60 miles north of Belfast and approximately 20 miles east of Londonderry. Limavady is a commercial and administrative centre for the north west of the province. The town benefits from excellent transport links, being located on the main A2 ring road connecting Coleraine to Limavady. The subject property is situated on Linenhall Street, in the town centre and opposite the main town centre car park. Nearby businesses include an array of retail shops, restaurants and professional services.

DESCRIPTION

The property consists of a recently refurbished public bar, owners apartment and smoking area. Internally the main building consists of a ground floor public bar, a first floor lounge bar currently in a shell condition, an attached owner's apartment and a smoking area/storage area to the rear of the site. Prospective buyers have an opportunity to develop the unfinished first floor lounge area to their own specification and test out a new concept.



ACCOMODATION

Ground Floor

Public Bar

The public bar is finished to a high standard and can accommodate approximately 90 patrons on a range of perimeter mounted leather upholstered bench seat free standing tables and chairs and high bar stools.

Internal finishes include tiled flooring, part timber boarded part papered walls and timber boarded ceilings. Lighting is provided by wall mounted and suspended ceiling units.

A well equipped bar servery with timber counter is provided.

Toilets

Ladies, gents and disabled toilets lead off the bar area Keg and bottle stores

Located to the rear of the bar area along with an office with CCTV equipment.

First Floor

Approached by internal stair case is a large potential lounge/function room finished to a shell condition.



Owner's Apartment

Attached to the rear of the building is a two storey annex providing a living room, kitchen, two bedrooms and wc with shower facilities. Heating is by an oil fired central system.

Smoking area

Located at the rear of the property is an extensive smoking area with bench seating capable of seating approximately 50 patrons.

A Large store is located at the rear.



SITE PLAN



LOCATION MAP



TENURE

Freehold

RATES

Rateable Value £7,000

Rates payable 2019/20 approx. £4,120 per annum

PRICE

Offers in the region of £415,000

VAT

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

VIEWINGS

by appointment through sole agents:-

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