

FOR LEASE
(Owners retiring)



THE HAWTHORN INN

75 Ardbrin Road, Annacloy, BT32 5LJ

028 9044 1000



WHELAN

LOCATION

Annacdone is a thriving rural community in County Down approximately 5 miles south-east of Banbridge and 29 miles south west of Belfast. Newry is 15 miles to the south west, while Hilltown is located 9 miles to the south at the gateway to the Mourne Mountains, a popular tourist destination for walkers.

THE OPPORTUNITY

A long established public house on a prominent corner site in an idyllic rural setting. The bar has been at the heart of the local community for generations and operated by the same family for over 90 years. The premises were extended and refurbished to a high standard approximately 15yrs ago.

The property provides excellent potential to develop a traditional bar-style business or launch a themed bar/restaurant.



ACCOMODATION

Ground Floor

The traditional-style public bar is accessed off an entrance hall and provides seating capacity for 40 patrons on bar stools and upholstered fixed bench seating. Internal decorations include tiled & timber boarded flooring, recessed spot lights, enclosed solid fuel stove fire and an attractive timber framed bar servery.

A pool room with tiled floor, ladies and gents toilets and ancillary stores leads directly off the public bar.



First Floor

Contains a Lounge bar/dining area with a vaulted ceiling with exposed timber beams. Seating is provided by a combination of bench seats, tables, chairs, tables and bar stools. Internal finishes include timber boarded flooring, recessed ceiling lights and half-timber boarded walls.

A well equipped timber boarded bar servery with pitched timber glazed roof is located centrally.





KITCHEN

A partially fitted Kitchen area with ancillary stores leads off the lounge bar alongside ladies and gents toilet facilities. The kitchen could be utilised to drive additional revenue through an outside catering offer.

HEATING

The premises benefit from an oil fired central heating system.



OUTSIDE AREA

A Timber boarded covered smoking shelter is located to the side of the ground floor public bar together with grass lawns suitable for staging events, catered functions and barbeques.

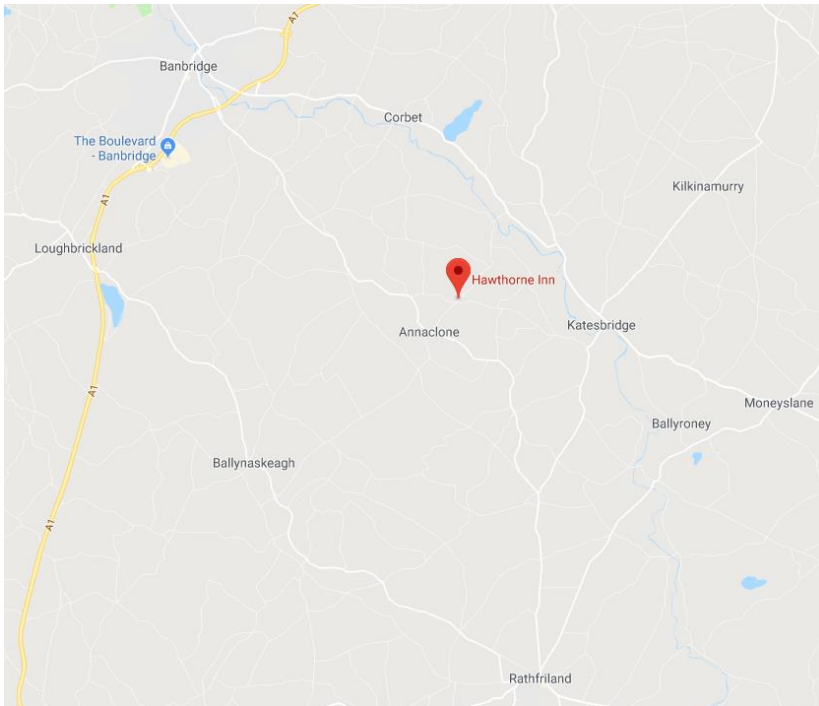
ENTERTAINMENTS LICENCE

The premises is licenced for events up to a capacity of 190 persons.

SITE PLAN



LOCATION MAP



LEASE TERMS

To include rates - available on application.

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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