

**FOR SALE**

**KATY DALY'S**  
ENTERTAINMENT COMPLEX

**SOLAR**

**ZANZIBAR**

**MATRIX**

**clubZone**

# **KATY DALY'S**

## **BAR & NIGHT CLUB**

**28/34 Railway Street, Strabane**

On the instructions of Gregg Sterritt and Stephen Armstrong of  
RSM McClure Watters acting as Joint Administrative Receivers



**WHELAN**



**E**xtensive licenced complex capable of holding up to 1,600 patrons

**P**rominently located in Strabane town centre

**K**aty Daly's is a well known bar and night club complex located on an extensive site in Strabane town centre, internally the accommodation is arranged to provide 4 interconnected bar areas with a separate VIP lounge and extensive back of house accommodation.

## GROUND FLOOR

“Matrix” public bar area extending to 2,450 sqft and finished with vinyl and timber strip dance floor, painted and plastered walls and ceiling, large fitted bar counter. The bar connects with a first floor balcony area overlooking the dance floor, with separate bar servery. Total licenced capacity of 650 patrons.

“Zanzibar” night-club area extending to 3,100 sqft and licenced for a further 350 patrons,. Finishes comprise tiled flooring with raised seating area, large curved bar server, recessed feature lighting and painted murals. Customer seating at upholstered fitted benches and alcoves. A passenger lift connects to the first floor, with male and female toilets and ancillary accommodation to the rear.

Ancillary accommodation located to the rear of the two bar areas comprising kitchen area, stores and keg cool room with access to enclosed smoking area and large service yard.

## FIRST FLOOR

“Solar” night club extending to 3,500 sqft and with separate entrance directly from Railway Street, licenced for 600 patrons. Recently refurbished the accommodation is finished with timber laminate flooring with raised seating areas and painted walls and ceiling with an extensive lighting rig and sound system. Large bar servery and customer toilets located to the rear.

## SECOND FLOOR

Small VIP bar of 600 sqft overlooking Solar club with separate bar servery, together with male and female toilets and staff accommodation comprising managers office, changing room, staff kitchen.

## EXTERIOR

Covered smoking area and large yard with service access via a right of way.

## PRICE

On application.



## TITLE

Freehold/ long lease hold (to be confirmed).

## TRADING INFORMATION

The business is currently being traded by an operator on behalf of the Receiver. Vacant possession will be provided on completion.

## ADDITIONAL INFORMATION

**RATEABLE VALUE** - £47,500.

**RATES PAYABLE 2012/13** - £ 26,843.25.

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

**FIXTURE AND FITTINGS** - An inventory of those items to be included will be available once a sale has been agreed.



## VIEWING

Strictly by appointment through agents:



Whelan Commercial Ltd

Arthur House

41 Arthur Street

Belfast

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