

# WHELAN



## FOR SALE

### MCGURKS BAR

### 15A JAMES STREET, OMAGH

On the Instructions of Gerard Gildernew and John J Cavanagh of Cavanagh Kelly

- Extensive licenced premises on a highly prominent site located on the edge of Omagh town centre
- Fully fitted and ready for immediate occupation.

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## LOCATION

McGurks is located on James Street, close to the junction with Dromore Road and adjacent to the off-slip from the Great Northern Road by-pass, on the southern edge of the town centre.

Located approximately 70 miles west of Belfast and 30 miles south of Londonderry, Omagh is the county town of County Tyrone and had a population of 19,910 at the 2001 Census.

## ACCOMMODATION

The property is accessed through a double height entrance porch leading to the main lounge bar, with the public bar located to the left.

The **public bar** (approx. 460 sqft) can accommodate approximately 40 patrons at a combination of perimeter bench seating and loose timber tables and chairs. There is a feature stone fireplace with an electric stove and large well equipped bar counter linking to the bar counter in the main lounge.

Male and female W/Cs are located to the rear with a door leading out to the rear smoking area.

The main **lounge bar** (approx. 1,419 sqft) is currently laid out to provide approximately 80 seats at bar stools, free standing timber tables and chairs and upholstered perimeter bench seating. The rear area is equipped with a disco-ball and a range of disco-lights allowing it to double up as a dance floor / function area, it could also be readily converted to provide additional seating capacity. There is a large timber bar servery equipped with a range of shelving, cool cabinets and a stainless steel sink unit.

Additional male and female and disabled W/Cs lead off the main bar.

**Kitchen** (approx. 70 sqft) finished with a tiled floor and plastered and painted walls and ceiling fitted with a range of low level units and a stainless steel oven and extract canopy.

The keg store and a secure spirits store are located to the rear of the bar servery with service access from the rear.

Externally there is a beer garden / smoking area, accessed from both bar areas, this provides a covered smoking area and a sheltered beer garden area with customer seating at timber tables and benches. There is also a "portacabin" type building located to the rear.

## RATING

We have not been able to obtain the NAV for the property

## GUIDE PRICE

Offers invited in the region of £245,000

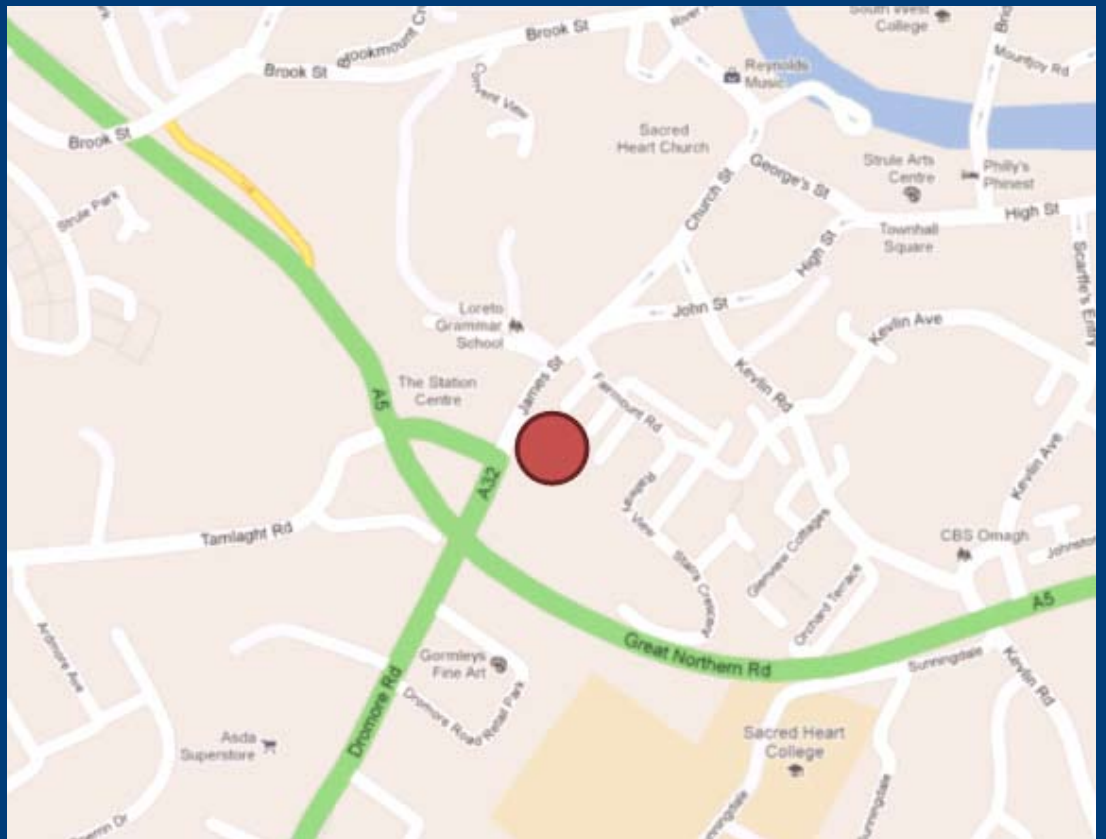


## VAT

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



## LOCATION MAP



## VIEWING

By appointment through sole agents:-

Whelan Commercial Ltd  
**028 90447144**

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