

FOR SALE

MINT

BAR & NIGHTCLUB

40/42 JAMES STREET COOKSTOWN

On the instructions of Tom Keenan of Keenan CF acting as Fixed Charge Receiver



WHELAN

- **E**xcellent opportunity to acquire one the largest licenced complex's in Mid-Ulster.
- **P**rominently located in Cookstown town centre.
- **F**ully fitted and equipped to a high standard to include air conditioning throughout.

Extensive bar, restaurant and night club complex extending over ground, first, and second floor levels. Rear beer garden / patio with covered smoking area and extensive back of house facilities. Passenger lift to all levels.

GROUND FLOOR

Large public bar / restaurant (approx. 2,200 sqft) with split level seating for approximately 120 patrons at upholstered bench seating and loose tables, chairs and bar stools. Finished to a high standard with carpet, tile and timber strip flooring, stained glass, fireplace and feature stonework. Feature staircase with chandelier lighting leading to upper floors. Male, female and disabled W/Cs to rear.

Long bar counter with ancillary accommodation to the rear.

Extensive kitchen with non slip floor, and hygienic plastic clad walls and ceiling, equipped with a comprehensive range of catering equipment, wash up area, walk in fridge and dry goods store located off. Dumb-waiter linking to first floor bar servery. Rear service lobby providing access to keg cool room, and general stores, with 1,500 kg goods lift to first floor.

FIRST FLOOR

"Salt" night club (4,000 sqft) linked to the ground floor public bar and with a separate access directly from the street.



Finished to a high standard with timber strip flooring, papered walls, dance floor with DJ booth, sound system and disco lighting, raised seating area for approximately 40 patrons and large bar servery with ancillary accommodation to rear – dumb waiter linking to ground floor kitchen.

Dedicated cloakroom, and Male, female and disabled W/Cs to rear.
Ancillary accommodation comprising, stores, walk in cool room, office, cleaners store and goods lift.

SECOND FLOOR / MEZZANINE

Additional seating area for approx. 60 at loose tables chairs and settees, overlooking the dance floor. Fitted with a large bar servery, timber floor, papered walls and recessed and chandelier lighting.

Dedicated VIP area with booth seating for 40 and small bar servery.
Staff accommodation to rear including stores, staff W/Cs and changing rooms.

EXTERIOR

Covered rear Beer Garden / Smoking area and storage yard.

PRICE

Offers in the region of £950,000.

Written offers to be submitted to the offices of Whelan Commercial Limited by 12 noon Friday 18th November 2011 and should state:

1. Name of Purchaser
2. Price offered
3. Any conditions attached to the offer
4. Confirmation of funding or letter of support from bank
5. Solicitors details

TITLE

Title is available for inspection at the offices of John McKee & Son Solicitors, The Linen Hall, 32-38 Linen Hall Street, Belfast. Contact Ms Andrea McCann.

CURRENT TRADING

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





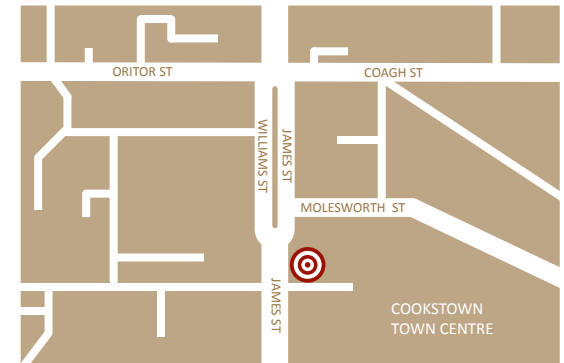
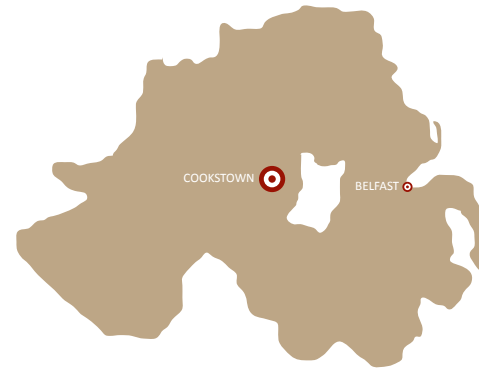
ADDITIONAL INFORMATION

RATEABLE VALUE - £78,000. RATES PAYABLE 2011/12 - £ 41,496.

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.

LOCATION



Contact

For further information please contact:



An alliance member of
BNP PARIBAS
REAL ESTATE

Whelan Commercial

Arthur House, 41 Arthur Street

Belfast, BT1 4GB

TEL: 028 9044 7144

EMAIL: email@whelan.co.uk

Contact: Brian Nixon / William Stewart

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