

FOR SALE



FOR SALE – FORMER PUBLIC HOUSE

The Limestone Bar, 18 Stonard Street, Moneymore

**EXTENSIVE FORMER PUBLIC HOUSE WITH LIVING ACCOMMODATION
IN NEED OF REFURBISHMENT**

- Prominent road front location.
- Comprises ground floor bar area and lower ground floor function room, together with ancillary accommodation.
- First floor three bedroom apartment with own door access.

028 9044 7144



WHELAN

DESCRIPTION

A former Public House located in need of refurbishment located in the village of Moneymore, Co. Londonderry.

The ground floor consists of a former public bar with male and female toilets and ancillary accommodation to the rear including a former kitchen and stores

Function room / lounge at lower ground floor with further ancillary accommodation and stores.

An unfinished 3 bedroom apartment is located on the first floor and has separate access directly from Stonard Street. A roof terrace can be accessed from first floor level.

ACCOMMODATION

	Floor	Area (sq m)	Area (sq ft)
Public Bar	Ground	95.1	1,023
Function room	Lower ground	101.9	1,097
Apartment		64.3	692
Total		261.3	2,812

RATES

Current NAV £5,750

Commercial Rate in £1.00 for 13/14 is £0.600436

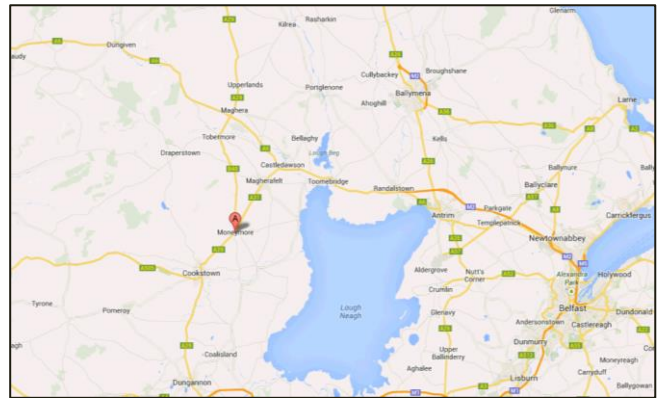
PRICE

Offers in the region of £65,000

VAT

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

LOCATION MAP



VIEWINGS

by appointment through sole agents:-

Whelan Commercial Ltd.

41 Arthur Street, Belfast, BT1 4GB

028 9044 7144

www.whelan.co.uk

