



## FOR SALE – O'CONNOR'S BAR

67 Main Street, Crumlin, BT29 4UR

- Extensive traditional style bar in Crumlin town centre.
- Contains a Public bar, restaurant over 2 floors with extensive on site car parking.
- Currently leased at a rent of £60,000 per annum.

028 9044 1000



WHELAN

## LOCATION

Crumlin is situated approximately 15 miles west of Belfast and approximately 8 miles south of Antrim. It has become a popular commuter town for Belfast in recent years and has excellent transport links with M1 motorway via the A26 road leading to Belfast and the International Airport being located some 3 miles distant.

## DESCRIPTION

The subject premises comprise an extensive two storey public house (end terrace) situated fronting Main Street on the junction with Cidercourt Road. Gas fired heating is provided throughout the premises via hot water radiators.

The premises comprise a ground floor public bar with ancillary storage, off sales shop, kitchen facilities and male and female toilets. The first floor comprises a restaurant with ancillary living accommodation which is currently used as offices and stores.

The site area extends to about 0.3 acres (0.11 hectares). The premises have approximately 16 metre frontage onto Main Street.

## TENANCY

The property is currently leased to N B Inns Ltd on a five year lease from 21/11/15 at a rent of £60,000 per annum.

## GUIDE PRICE

Price on application

## TITLE

Freehold/Long Leasehold

## RATES

NAV - £30,000 pa

Rates Payable 2016/17 - £16,981.80 pa

## VAT

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

## VIEWINGS

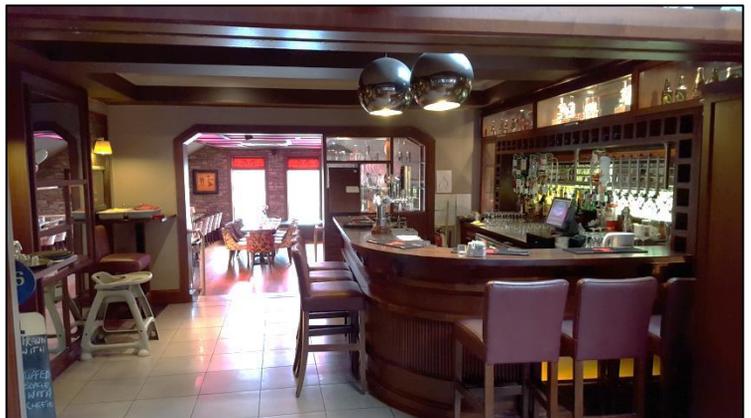
by appointment through sole agents:-

Whelan Commercial Ltd

Scottish Provident Building, 7 Donegall Square West, Belfast, BT1 6JH

028 9044 1000

www.whelan.co.uk



# Energy Performance Certificate

## Non-Domestic Building

Northern Ireland

O'Connors  
67 Main Street  
CRUMLIN  
BT29 4UR

Certificate Reference Number:  
0330-0533-9469-5726-0002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at [www.finance-ni.gov.uk](http://www.finance-ni.gov.uk).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 67

This is how energy efficient the building is.

### Technical Information

Main heating fuel:	LPG
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	475
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	172.64
Primary energy use (kWh/m <sup>2</sup> per year):	813.13

### Benchmarks

Buildings similar to this one could have rating as follows:

35	If newly built
93	If typical of the existing stock