

**FOR SALE**



## **FOR SALE**

**The Railway Bar, 24 Railway Street,  
Antrim, County Antrim BT41 4AE**

- Long established public house located in Antrim town centre.
- Situated opposite Castle Mall Shopping Centre
- Extensive basement and storage facilities
- Located next to Ulster Bar Corner Site – a major mixed use development site sponsored by the Department of Social Development.

**028 9044 1000**



**WHELAN**

## LOCATION

Situated on Railway street, the bar enjoys a prominent position within Antrim Town centre. A public car park is located near the premises.

## DESCRIPTION

Extensive public house within a mixed use building. The public bar is in good condition and has a traditional theme with timber flooring and panelled walls.

Seating is provided by bar stools and loose tables and chairs. There are an additional 3 drinking booths featuring tv screens and DVD/CD players. Total capacity of the bar area is approximately 50 persons.

## ACCOMMODATION

The accommodation is spread over basement and ground levels.

Storage areas including the cold room, keg room bottle and spirits stores are located at basement level. A dumb waiter and keg lift service the ground floor bar

Floor	Item	Sq m	Sq ft
Basement	Cold Room	15.4	165.76
	Store	31.19	335.73
	Bottle Store	23.37	251.55
	Spirit store	11.22	120.77
	Store	23.52	253.17
Ground	Kitchen	13.53	145.64
	Bar	109.81	1182.00
	<b>Total</b>	<b>247.15</b>	<b>2660.32</b>

\*All above figures are approximate measurements



## RATES

Rateable Value – £12,000

**Proposed rateable value April 2015 - £10,000**

## PRICE

£225,000

## 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 1000**  
www.whelan.co.uk



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# Energy Performance Certificate

## Non-Domestic Building

Northern Ireland

The Railway  
24 Railway Street  
ANTRIM  
BT41 4AE

Certificate Reference Number:  
9463-3052-0159-0800-9591

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 Department's website [www.epb.dfpni.gov.uk](http://www.epb.dfpni.gov.uk).

### Energy Performance Asset Rating

More energy efficient

A+

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

◀ 109

This is how energy efficient the building is.

Less energy efficient

### Technical Information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	276
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	163.02

### Benchmarks

Buildings similar to this one could have rating as follows:

42

If newly built

112

If typical of the existing stock