

FOR SALE



FOR SALE – FORMER PUBLIC HOUSE

The Rose and Crown, 32 Albert Road,
Carrickfergus, BT38 8AE

- Extensive former public house in need of refurbishment located in Carrickfergus town centre
- Residential accommodation located on the first floor

028 9044 7144



WHELAN

LOCATION

Situated at the junction of Albert Street and Queen Street, the property benefits from a central location just off the town centre.

DESCRIPTION

Extensive former public house and residential accommodation in need of refurbishment.

The ground floor of the property includes a large public bar, keg room and storage facilities.

Spacious residential accommodation makes up the first floor of the property. The flat has three bedrooms, two bathrooms and benefits from a sauna room.

ACCOMODATION

| Floor | Item | Sq m | Sq ft |
|--------------|------------------|---------------|----------------|
| Ground | Public Bar | 86.62 | 932.37 |
| | Keg room | 5.29 | 56.94 |
| | Store | 15.68 | 168.78 |
| First | store | 9.52 | 102.47 |
| | Residential flat | 113.01 | 1216.4 |
| Total | | 230.12 | 2476.96 |

*All above figures are approximate measurements

RATES

Rateable Value - £13,000

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

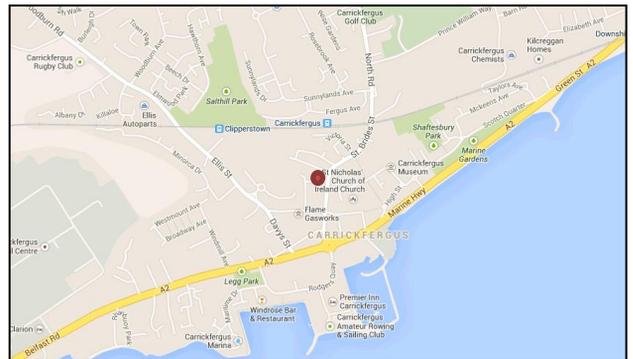
PRICE

£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.
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028 9044 7144
www.whelan.co.uk



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