

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

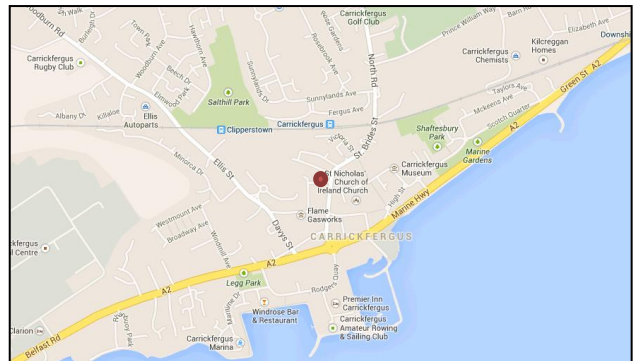
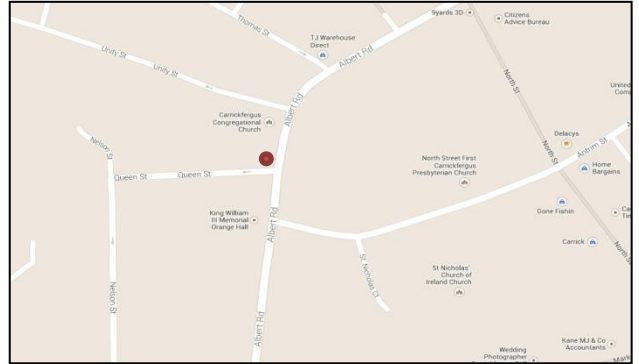
PRICE

£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.
41 Arthur Street, Belfast, BT1 4GB
028 9044 7144
www.whelan.co.uk



