



For Sale - The Cuan

Four Star Licensed Guest Accommodation, Public Bar, Lounge Bar, Restaurant, Takeaway Shop and Family Home.

The Cuan, 6-12 The Square, Strangford, Co. Down, BT30 7ND





The Opportunity

We are pleased to offer for sale this long established multiple award winning four star guest house, public bar, lounge bar, restaurant, hot food takeaway shop and family residence situated in the picturesque village of Strangford on the shores of Strangford Lough.

Located within an easy drive from Belfast the locality boasts many well known tourist attractions including the HBO'S Game of Thrones film sets at Castle Ward.

Completely rebuilt in 1991 by the current owners the property commands a prominent site in the village adjacent to the harbour. An excellent opportunity to further develop an established trading business.

To the rear of the property, fronting onto the lough, is a 5 bedroom detached family residence with double garage. Total site area is approximately 0.32 acres.

Location

Strangford is a small picturesque village at the mouth of Strangford Lough in County Down. The locality has seen a recent increase in tourist visits due to the nearby National Trust owned Castle Ward's association with HBO's Game of Thrones, one of the most popular television series ever made. Strangford Castle, Audleys Castle and the Portaferry Aquarium are also popular attractions in their own right drawing visitors from across Northern Ireland.

Strangford is located c. 8 miles east of Downpatrick, 21 miles North East of Newcastle and 29 miles South of Belfast. Portaferry and the Ards peninsula are easily accessible via the Strangford Ferry, an 8 minute commute.

The property commands a prime position in the centre of the village adjacent to the harbour with high passing vehicular traffic from the nearby Portaferry – Strangford Ferry Terminal.



Description

Substantial two storey licensed premises reconstructed in 1991 by the current owners to a high standard throughout.

Accommodation includes a 35 seat public bar, 35 seat lounge bar, 80 seat restaurant with kitchen facilities occupying the ground floor together with WC facilities. The first floor consists of 9 en-suite NI Tourist Board approved 4 Star guest bedrooms and a number of stores.

A fitted hot food takeaway shop is located adjacent fronting The Square with direct access from the main premises. To the rear of the property, fronting the lough, is a 5 bedroom detached family residence with double garage. The total site area is approximately 0.32 acres.





Rateable value

6-8 The Square: Fast Food Take Away

Net Annual Value:	£2,600
Estimated Rates Payable 2019/20:	£1,514

10-12 The Square - Licensed Guest House, Pub & Restaurant

Net Annual Value:	£39,900
Estimated Rates Payable 2019/20:	£23,242

Fixtures & fittings

An inventory of the fixtures and fittings to be included in the sale will be provided upon request.

Licensing

The property is being sold with the benefit of a valid 5 (1) (a) liquor licence and an entertainment licence with a capacity of 160 patrons. The accommodation is rated as a four star Guest house by Tourism Northern Ireland.

Accounts

Will be provided to bona fide parties upon request.

Business opportunity

Long established trading business with potential for further growth. www.thecuan.com

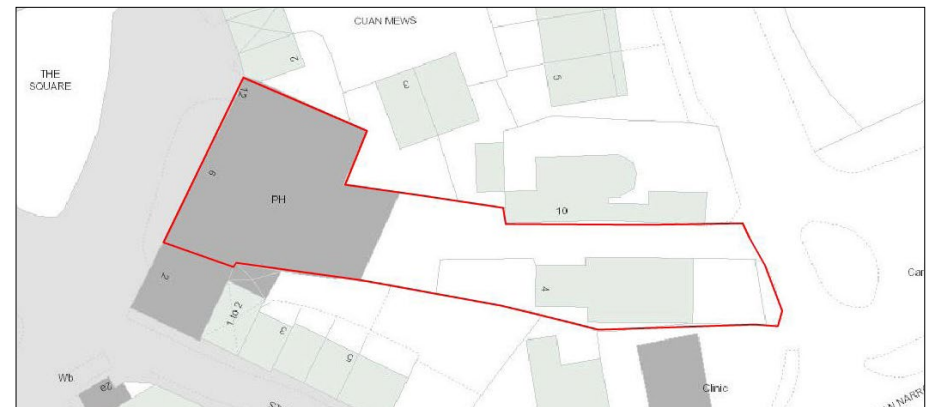
Sale details

For sale by Private Treaty. Guide Price and further details contact the agents. Offers will be considered for the trading business separately.

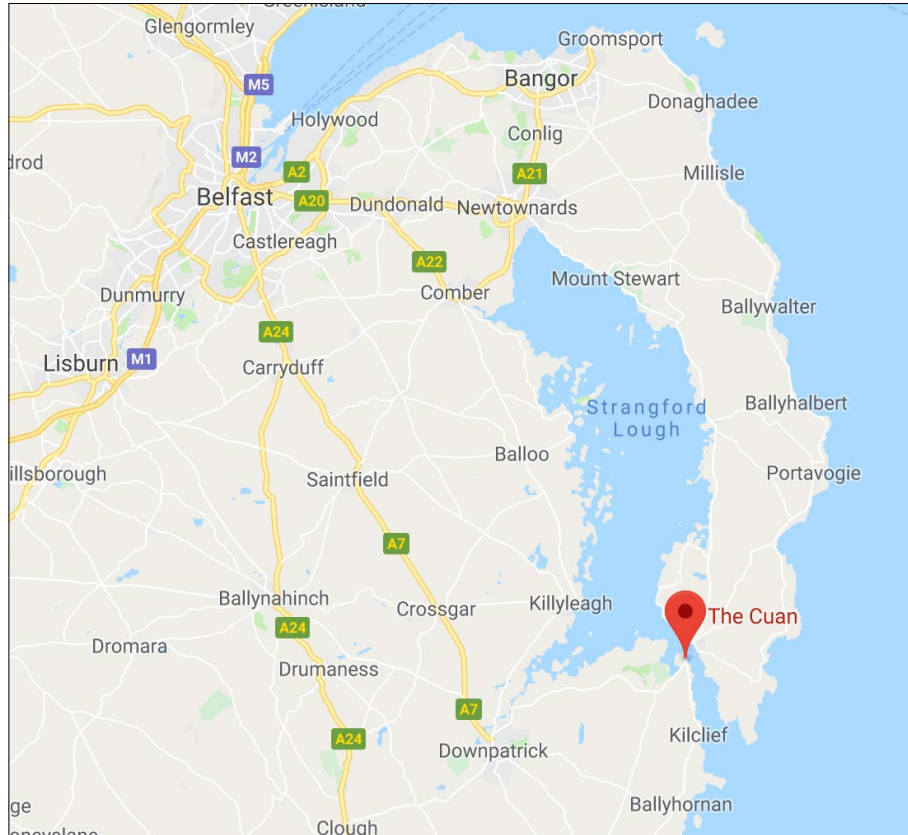
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Site map



Location map



Further information

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