

FOR SALE



The Dundrum Inn

Public Bar, Off Sales, Lounge Bar and Apartment
with Guest Accommodation

**143-145 Main Street,
Dundrum, Co. Down, BT33 0LX**



The Opportunity

Due to the current owners retirement, we are delighted to bring to the market this well known seaside village pub. Accommodation includes a Public bar with wood burning stove, a separate Off Sales, 50 seat restaurant with fully equipped commercial kitchen, large beer garden and a second floor, 2 bedroom apartment with private guest accommodation.

The pub is situated in the charming village of Dundrum on the shores of Murlough Bay. A coastal hub within the Mourne Area of outstanding natural beauty which stretches across 57,000 hectares around the range of mountains that provide its name.





Location

Dundrum is located within an easy 1-hour drive of Belfast and 1.5-hours of Dublin, on the scenic coastal route between the two capital cities. The village is nestled in Murlough Bay which is home to Northern Ireland's first Nature Reserve and is a registered blue flag beach. Murlough National Nature Reserve is a fragile 6000 year-old sand dune system managed by the National Trust and is an excellent area for walking and bird watching.

The village also attracts many visitors to its 12th century ruined Anglo-Norman castle which sits high on the hill behind the village. From the castle grounds, there are beautiful panoramic views of the Mourne Mountains, the secluded bay and Murlough National Nature Reserve.

Dundrum was voted as one of the best places to live in Northern Ireland by the Sunday Times in March 2020. It is ideally placed at just 4 miles from the world class Royal County Down Golf Course and other accessible courses include Ardglass, Downpatrick, Spa and Mayobridge. It is easy to enjoy a day at the races with Downpatrick racecourse just a 10-minute drive away or for the more energetic there are popular walking and mountain bike trails in our local Tollymore and Castlewellan forest parks.



Description

Established in 1820 as a spirit grocer store the Dundrum Inn, is the only pub in the village and is a vibrant social hub. Situated on the Main Street in the centre of the village, it commands a prime position with high passing vehicular traffic.





Accommodation

Off Sales shop with separate entrance.

Public bar with seating for 30, recently refurbished to include a wood burning stove, wood effect tiled floor and a range of high and low seating.

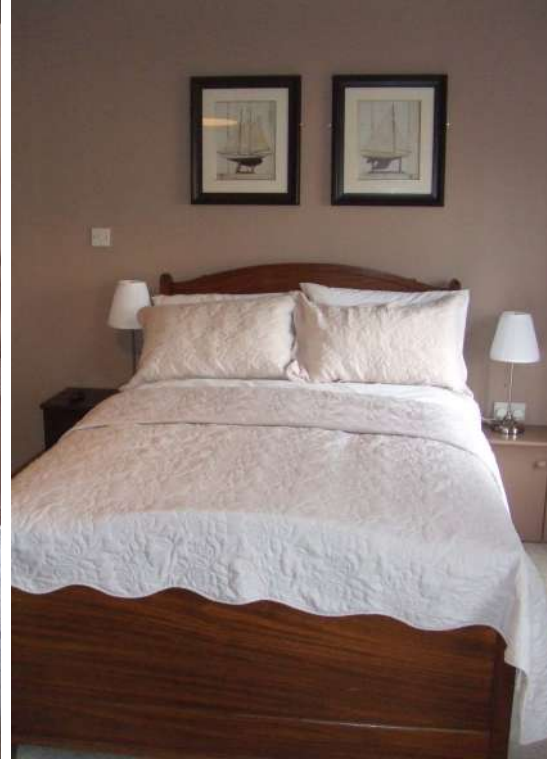
Beer garden with seating for 60 people with direct street access through the old coaching entrance.

Restaurant / function room with fully fitted commercial kitchen including a pizza oven. The room can seat 50 people and is suitable for all types of parties, meetings or small weddings.

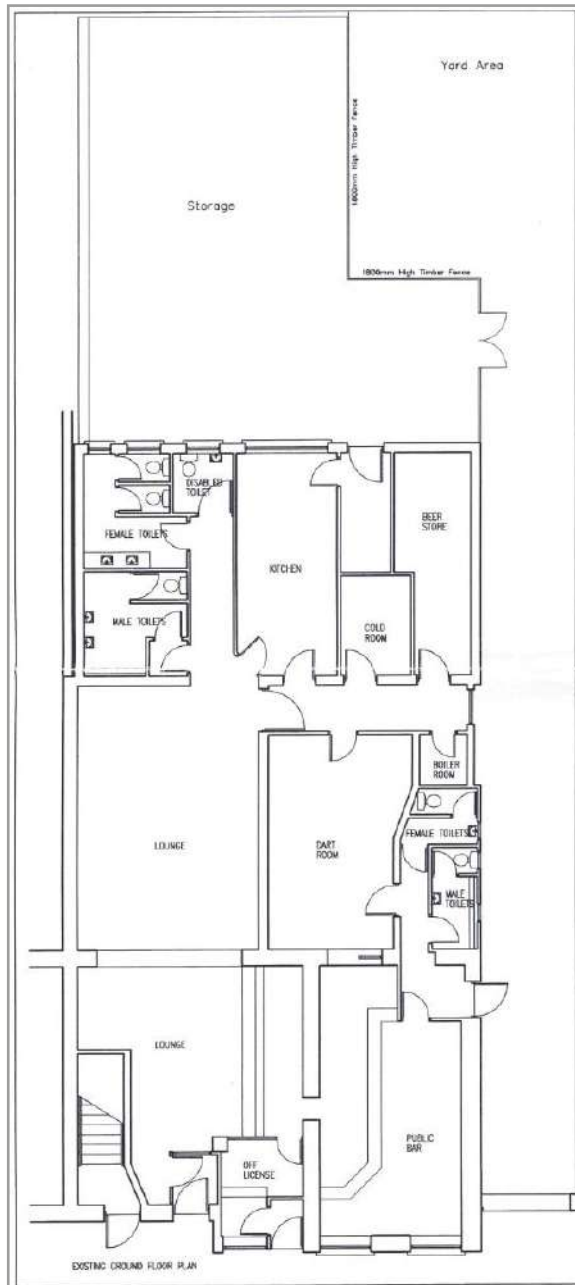
Sports room that seats 20 with pool table, dart board and 65in television. The customers have formed many sports teams including skittles, darts and pool and have established a Punters Club and a Golf Society.

First floor - One double guest room with en suite shower and private entrance. A 2 bedroom apartment, kitchen and a reception room with a feature fireplace.

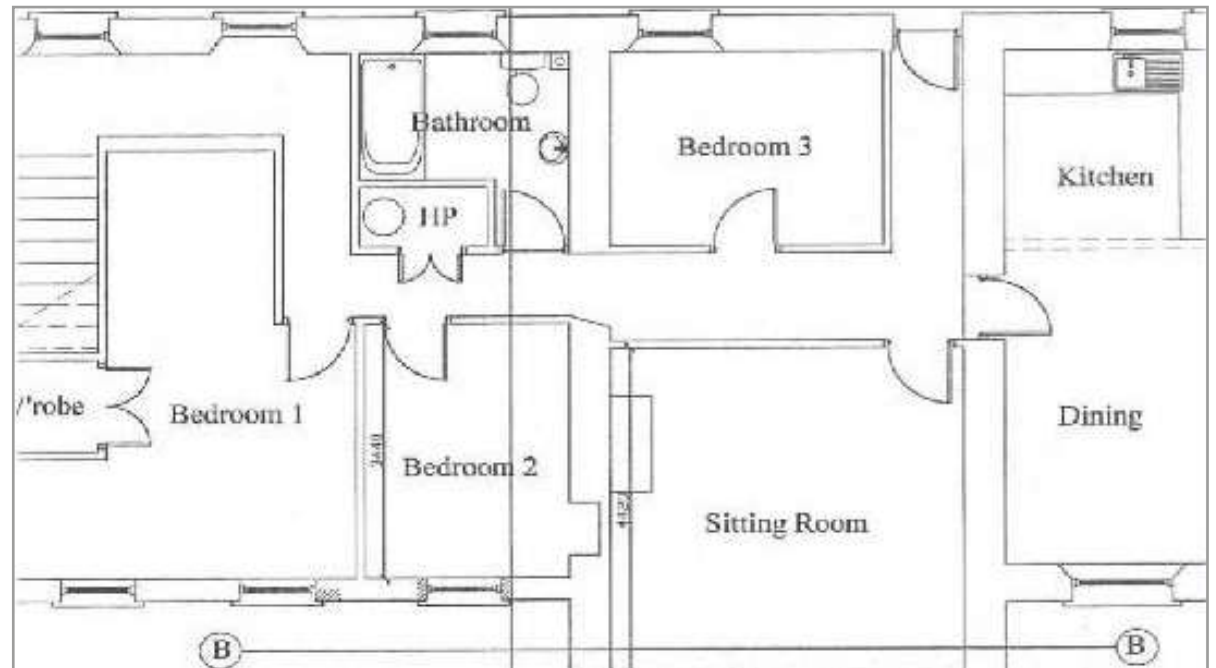




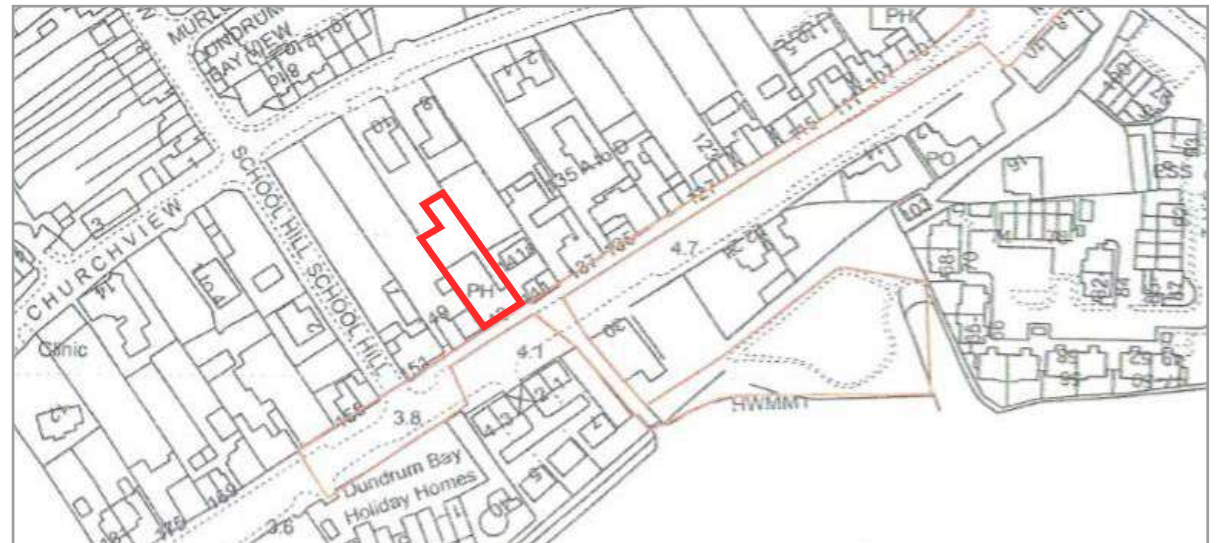
Ground Floor Plan



First Floor Plan



Site Map



Rateable value

Description:	Licensed Shop House
Net Annual Value:	£5,500
Estimated Rates 2020/21:	£2,834

Fixtures & fittings

An inventory or 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 (for sale of alcohol on and off the premises). The Guest house accommodation has been approved by Tourism NI.

Accounts

Will be provided to bona fide parties upon request.

Price

Price on request

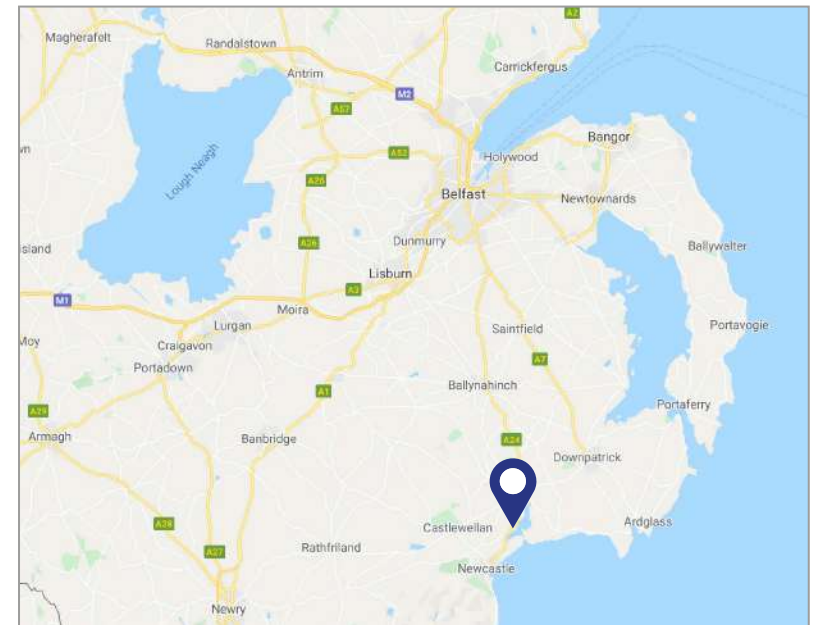
Sale details

For sale by Private Treaty. Guide Price and further details are available from the agents.

EPC

EPC rating of C64

Location map





Further information

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