

FOR SALE



The Quoile Bar & Bistro

Extensive Public Bar, Restaurant and Function Rooms

2B Strangford Road,
Downpatrick, BT30 6SL



The Opportunity

- Extensive bar restaurant and function rooms
- Multi-purpose hospitality venue
- Recently refurbished throughout
- Unique setting overlooking Downpatrick cricket club grounds
- Extensive car parking
- Conveniently located on the edge of Downpatrick
- Excellent opportunity to further develop a multi functional trading business





Location

Downpatrick located 21 miles south of Belfast, is one of Ireland's most historic and ancient towns reputed to be the burial place of Saint Patrick. Downpatrick with a population of c.11,000 (2011 census) is an important commercial, recreational and administrative centre and a hub for the nearby towns and villages.

Being within a 30 minutes' drive from Belfast, Downpatrick serves as a commuter town and has a number of primary, post-primary schools and education facilities serving the east Down area. Leisure attractions in the town include the Downpatrick & County Down Railway and Heritage Museum, Downpatrick Racecourse and the Saint Patrick's Centre.

Description

Substantial licensed premises, completely refurbished in 2018 by the current owners to a high standard throughout. Accommodation includes an Entrance Foyer, 120 seat Public Bar and Restaurant with views over the cricket grounds, a multi-purpose Function Hall with a capacity to accommodate 520 persons, a small Function Room with a capacity for 60 persons, a fully equipped commercial kitchen with ancillary stores and facilities.

Also included are ladies, gents and disabled toilet facilities along with disabled access ramp and doors provided at the front entrance.



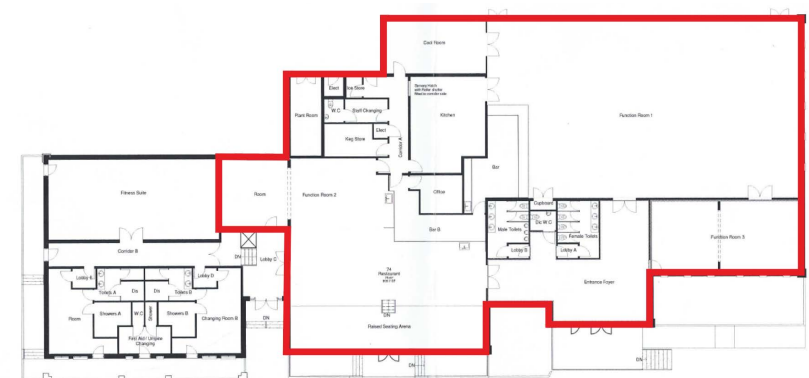


Accommodation (Public areas)

Entrance Foyer:	785 sq ft
Bar/Restaurant:	2,100 sq ft
Function Room 1:	3,500 sq ft
Function Room 2:	670 sq ft

Communal parking for up to 120 cars.

Plan



Rateable value

Description:	Restaurant (Licensed)
Net Annual Value:	£32,800
Estimated Rates Payable 2019/20:	£19,110

Interest

The premises are held by way of a 125 year lease from June 2018 subject to the payment of a rent of £1,000 per annum.

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 and an Entertainment Licence with a capacity of 820.

Accounts

Will be provided to bona fide parties upon request.

Sale details

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

Note

The cricket club property attached is not included in the sale and their occupation and rights will not be affected.

EPC

Pending

Location map





Further information

For further information please contact:

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