



**FOR SALE**

## Trainor's Bar, 55 Thomas Street, Armagh

- Extensive licensed premises over two floors.
- Excellent business opportunity following recent refurbishment.
- Situated in a prime position in Armagh City centre.

**028 9044 1000**



**WHELAN**

Trainor's is situated on Thomas Street, an area of high footfall and passing trade within Armagh City Centre. The surrounding area is mixed retail/residential use.

## ACCOMODATION

The bar is fully fitted and in excellent condition, ready for immediate occupation. Internally the property is styled in a traditional format with a number of false shop fronts on the ground and first floors.



**Ground Floor Public Bar** - features a large bar area with timber board flooring decorated in a variety of styles. A feature fire place with a large wood burning stove is situated near the entrance. Overall, the public bar has a seating capacity for 30 patrons with male, female and disabled WCs leading off.

**First Floor** – accessed via steps from public bar, this space provides additional bar capacity. Ancillary storage rooms, a kitchen and a smoking area are located to the rear. The first floor lounge bar has a seating capacity for 30 persons on a mixture of bar stools and loose tables and chairs.



Staircases at the front and rear of the property provides access to both floors.

## ENTERTAINMENTS LICENCE

The property currently has an entertainments licence for a capacity of 60 persons on the ground floor and 70 persons on the first floor.

## GUIDE PRICE

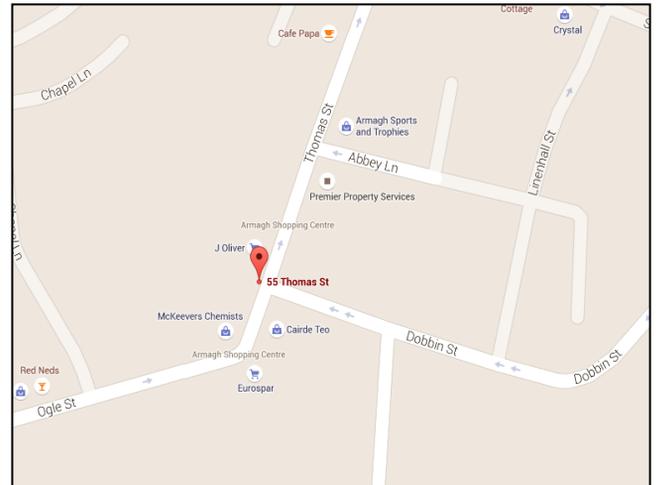
£280,000

## RATES

NAV – £6,250 (2016/17)

Rates payable - £3,551.58

## LOCATION



## VAT

All prices, charges and rentals are quoted exclusive of VAT, which may be applicable.

## VIEWINGS

by appointment through sole agents:-

Whelan Commercial Ltd.

41 Arthur Street, Belfast, BT1 4GB

028 9044 1000

www.whelan.co.uk



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# Energy Performance Certificate

## Non-Domestic Building

Northern Ireland

The Gas Lamp  
55 Thomas Street  
ARMAGH  
BT61 7QB

Certificate Reference Number:  
0030-8924-0305-7770-3024

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website [www.epb.dfpni.gov.uk](http://www.epb.dfpni.gov.uk).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 133

This is how energy efficient the building is.

Less energy efficient

### Technical Information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	313
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	202.19

### Benchmarks

Buildings similar to this one could have rating as follows:

43	If newly built
115	If typical of the existing stock