

FOR SALE



Central Bar & off Sales

1 Cross Street, Killyleagh, Co Down, BT30 9QG

- Long established licensed premises
- Prominent town centre site
- Well presented upper floor living accommodation
- Potential residential development opportunity

078 0103 2053



Location

Killyleagh is located approximately 20 miles south east of Belfast and 6 miles north east of Downpatrick. The historical town has an attractive period townscape and is situated on the shores of Strangford Lough. Killyleagh is a popular tourist destination and has a resident population of 2,787 people in the 2021 Census.

Description

The premises comprise a two-storey public house of traditional construction with a timber pitched roof covered in slate. The ground floor includes a traditional public bar with a side lounge and a separate off sales shop accessed from Shore Street. The upper floor living accommodation is accessed from within the bar area

To the rear is a large outside smoking area (partially covered) and yard including a two storey storage building with potential for conversion to residential use with access from Shore Street.

Accommodation

- Basement – keg store accessed from within the bar area.
- Ground Floor – Public bar, Lounge bar/Pool Room, ladies and gents toilets. Off sales shop with stores.
- First Floor – Living room, kitchen, utility/shower and wc, bedroom.
- Second Floor – two bedrooms.

Rates

We have been advised by the Land and Property Services of the following rating information:

Public House - Net Annual Value: £6,5000

Estimated rates payable 2024/2025: £3,775

Living Accommodation – Capital Value: £70,000

Estimated rates payable 2024/2025: £680

Title

We understand that the property is held Freehold / Long Leasehold.

Note: The premises are currently occupied under an informal lease

Fixtures & Fittings

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

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Sale Proposal

For sale by private treaty. Price on application

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

EPC

Pending

Contact

By appointment through sole agents:

Brian Nixon

Mobile: **078 0103 2053**

Email: **brian.nixon@whelan.co.uk**

Address: Whelan Commercial Ltd
Scottish Provident Building
7 Donegall Square West
Belfast BT1 6JH







Location map



MISREPRESENTATIONS ACT 1967 Whelan Commercial Limited (and their Joint Agents where applicable) for themselves and for the Vendors and/or Lessors of the property whose agents they are, give notice that (1) these particulars are a general guideline only, for the guidance of prospective purchasers or tenants, and they do not constitute the whole or part of an offer or contract; (2) Whelan Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (3) no employee of Whelan Commercial Limited and their Joint Agents where applicable) has any authority to make or give representation of warranty or enter into any contract whatever in relation to the property; (4) unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject; (5) these particulars are issued on the understanding that all negotiations are conducted through Whelan Commercial Limited.