

FOR SALE



Ballinderry Inn

**Well appointed 13 bedroom
licensed guesthouse with
bar & impressive function
facilities on 1.6 acre site**

**13 Moira Road, Upper Ballinderry,
Lisburn, BT28 2HQ**

**028 9091 8650
078 0103 2053**



The Opportunity

- We are pleased to offer for sale these extensive Licensed Guesthouse premises on a 1.6 acre elevated site.
- N.I.T.B 3 star guesthouse comprising 13 well-appointed en-suite bedrooms, extensive restaurant/function room c. 100 patrons, owners living quarters and self contained apartment. Entertainments licence granted.
- Prominent roadside site fronting the busy A26 Moira-International Airport Road, approx.1.5 miles from the M1 motorway at Junction 9. Easily accessible to Belfast, Lisburn, Dungannon and convenient to Belfast's City Airport and Ferry Terminals.
- The Balmoral Park exhibition complex at the Maze which hosts the annual Balmoral Agricultural Show is located just a few miles away.
- Potential to improve the performance of the Ballinderry Inn by developing the function/restaurant elements of the business, in an area devoid of hotels and road front eateries.
- Suitable for a variety of commercial and residential uses subject to planning consent.



Bedroom Accommodation

13 en-suite bedrooms (1 currently used as owners sitting room) located at ground floor level, comprising 3 twin rooms and 4 double, 4 family rooms, 1 triple and 1 double studio.

Generously proportioned rooms distinctively designed and finished to a good standard throughout. Typical facilities include hairdryer, trouser press, iron/ironing board, tea/coffee facilities, remote control TV and direct dial telephone. Disabled access room provided.

Ancillary accommodation: Communal shower room, laundry room and residents lounge.



Kitchen

Modern commercial kitchen fitted with a comprehensive range of stainless steel catering appliances, amply equipped for busy throughput that the guesthouse and function suite demand. Non-slip floor, painted walls and painted ceiling with fluorescent strip lighting and extraction canopy.

Dry goods store, pot store and preparation area located off. 2no. staff WC's provided.



Conference / Function Facilities

Ballinderry Inn boast's a spacious restaurant /function suite with handling capacity for approx. 100 guests at banqueting tables and stackable chairs. The function room fronts onto the Moira Road giving it maximum trading visibility and is an ideal venue for trade shows, conferences, weddings and functions.

Interior finished with polished timber floor, roughcast painted walls with sections of exposed stone work softly illuminated by wall mounted lighting and feature high pitched ceiling incorporating exposed "A" shaped trusses. Large picture windows afford an excellent source of natural light.

Ladies and gents WC's located off.



Bar Servery

The site is currently zoned within the Belfast Harbour area in Belfast Metropolitan Area Plan as "existing employment" and is within a mixed use area comprising industry, warehousing, offices and restaurants.

Owners Living Accommodation

To include:

- Living room
- Office
- Bedroom 1
- Bedroom 2
- Shower Room
- Utility Room

First Floor - Self Contained Studio

Complete with double bed, kitchen area and wc/shower room.

Exterior

Extensive site c.1.60 acres with parking for approx. 100 vehicles.

Large detached workshop.

Rates

The property has a current entry in the Land & Property Service Valuation List as follows

Bed and Breakfast Establishment
Rateable Value £8,000
Rates payable 2021/22 rating year - £4,045

Price

£475,000

Site Map

Fixtures & Fittings

An inventory of those items to be included will be available once a sale has been agreed.

VAT

For further information please contact:

Viewing

By appointment through sole agents:

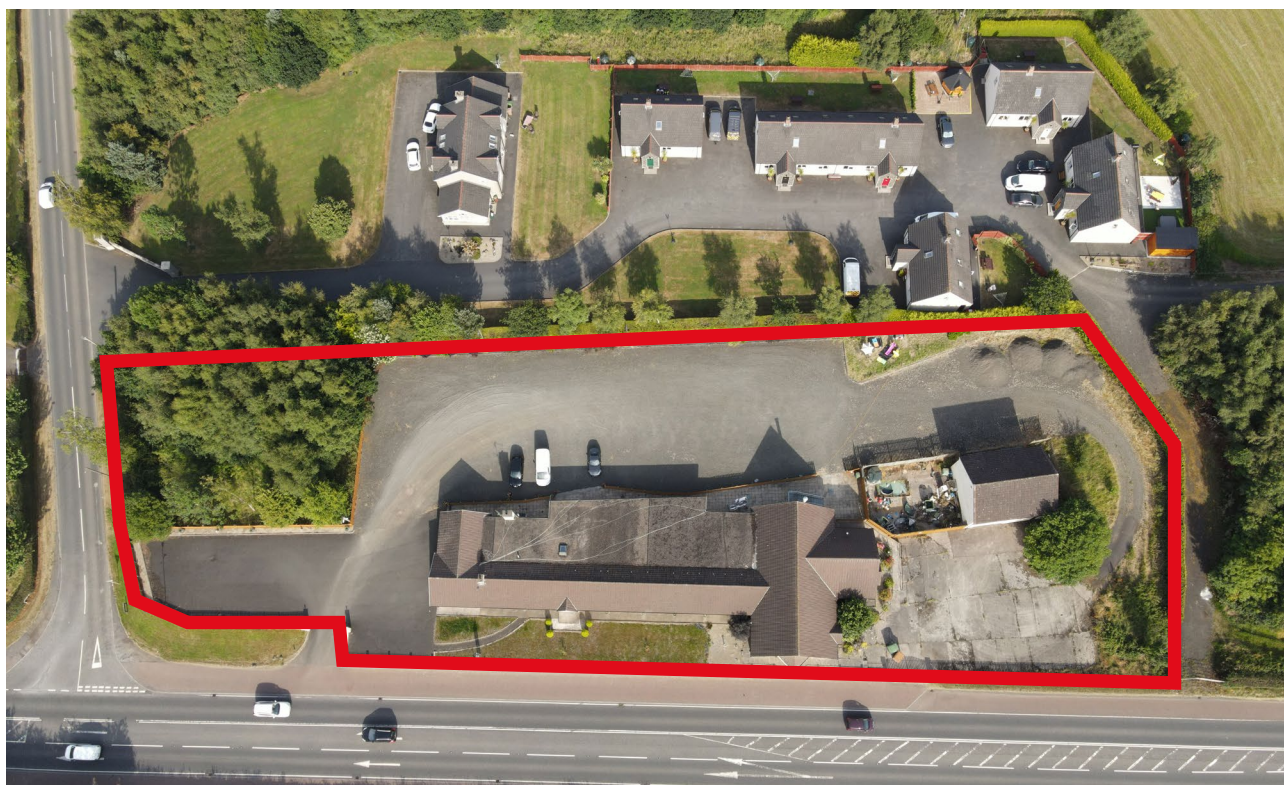
Brian Nixon

Tel: 028 9091 8650

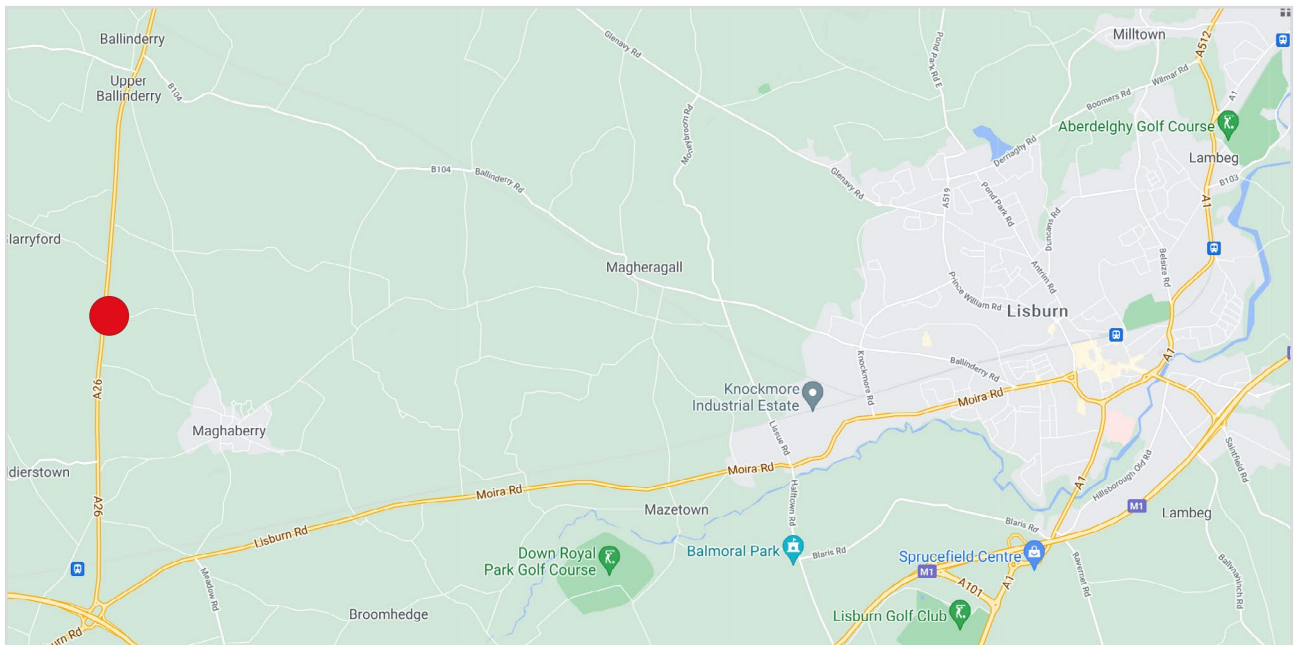
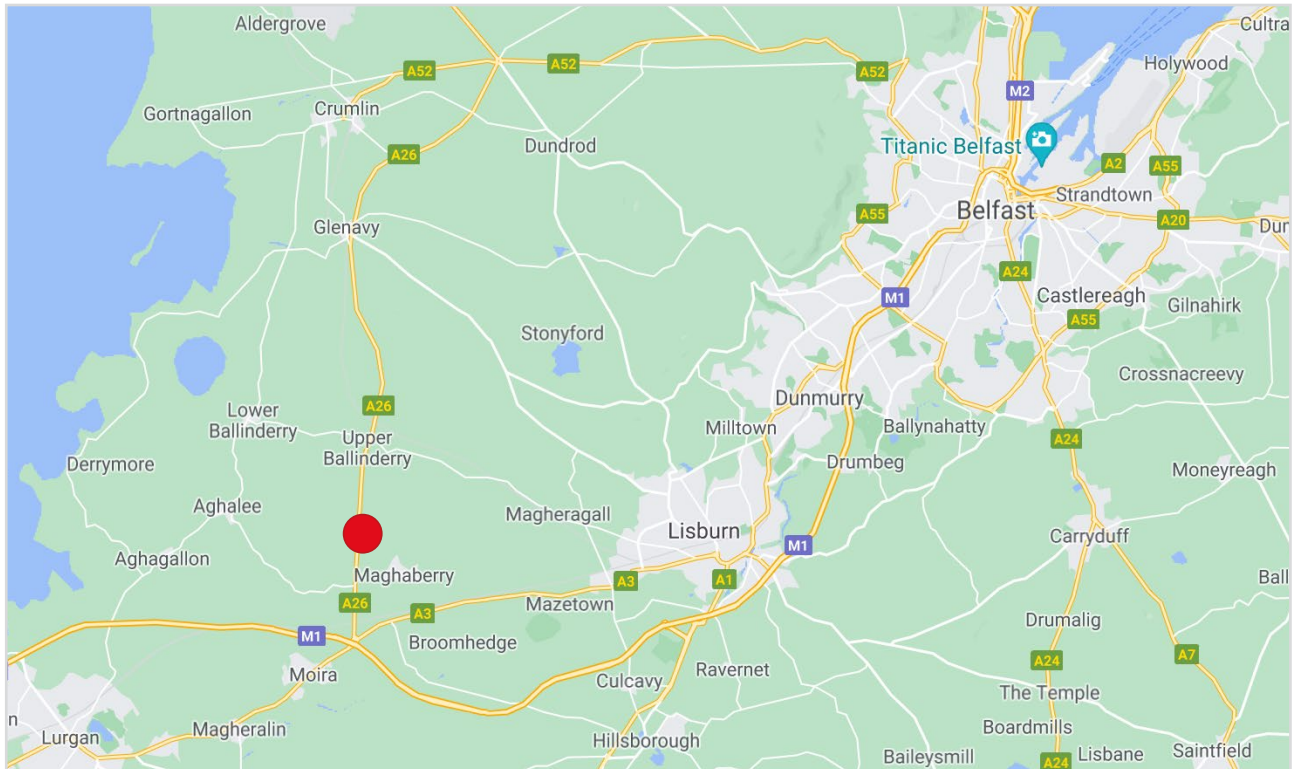
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Location Map



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Energy performance certificate (EPC)

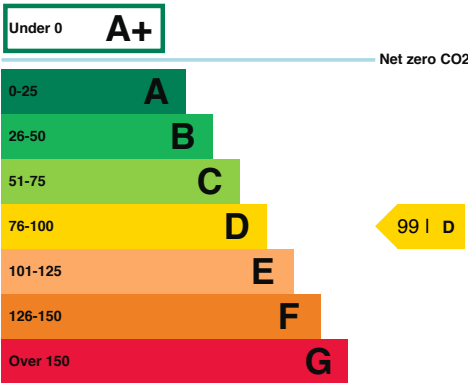
| | | |
|---|---------------------------|--|
| 13 MOIRA ROAD BALLINDERRY UPPER LISBURN BT28 2HQ | Energy rating D | Valid until: 1 August 2031 Certificate number: 4040-8226-5460-1224-0976 |
|---|---------------------------|--|

Property type C1 Hotels

Total floor area 693 square metres

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 46 | B

If typical of the existing stock 123 | E