

FOR SALE

**CLOSING DATE FOR OFFERS
19TH JANUARY 2024**



McKenna's Bar

25-29 Garmoyle Street, Belfast, BT15 1DY

- Public House (Retirement Sale)
- 2,191 sq ft (203 sq m)

078 0103 2053



Location

McKenna's Bar is located on the corner of Garmoyle Street and Dock Street within the 'Sailor Town' area in Belfast, approximately one mile north of the city centre. Further the premises are located in close proximity to the new Ulster University, Belfast campus and the Cathedral Quarter. The location provides access to the Port of Belfast and benefits from good road links to the Westlink and M2 Motorway. The surrounding area comprises a mix of residential and commercial occupiers to include the American Bar, Ladbrokes, Doorsteps Cafe and office occupiers in the nearby Clarendon Dock.

Description

The opportunity comprises a two-storey licensed premises of traditional construction with timber pitched roof covered in slate. Internally the ground floor provides a traditional public bar and to the rear a pool room with WC located off. Finishes include attractive timber bar servery, tiled/timber strip flooring, plastered/painted walls and ceilings with a range of light fittings.

The first floor provides a lounge bar/function room with timber bar servery, kitchen located to the rear and male and female WC's. Finishes are similar to the ground floor including a dance floor next to the bar servery and dumb waiter serving the kitchen.

Ancillary stores and keg room are located to the rear of the building and can be separately accessed via a rear alleyway.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Ground floor:	1,271 Sq Ft	118 Sq M
First:	921 Sq Ft	85 Sq M
Total Net Internal Area:	2,191 Sq Ft	203 Sq M

Rates

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

Net Annual Value: £10,000

Rate in the £ for 2023/2024: £0.572221

Estimated rates payable: £5,722.212

Title

We understand that the property is held Freehold / Long Leasehold

Accounts

These will be provided to bona fide parties upon request.

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.

Licensing

The property benefits from a 5(1)(a) liquor licence and an Entertainments Licence.

Tupe

The licensed business is offered for sale as going concern and the purchaser will be required to comply with the current TUPE legislation and employment transfer.

Sale Proposal

For sale by private treaty. Price on application. Closing date for offers 19th January 2024.

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.

Contact

By appointment through sole agents:

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Whelan Commercial Ltd

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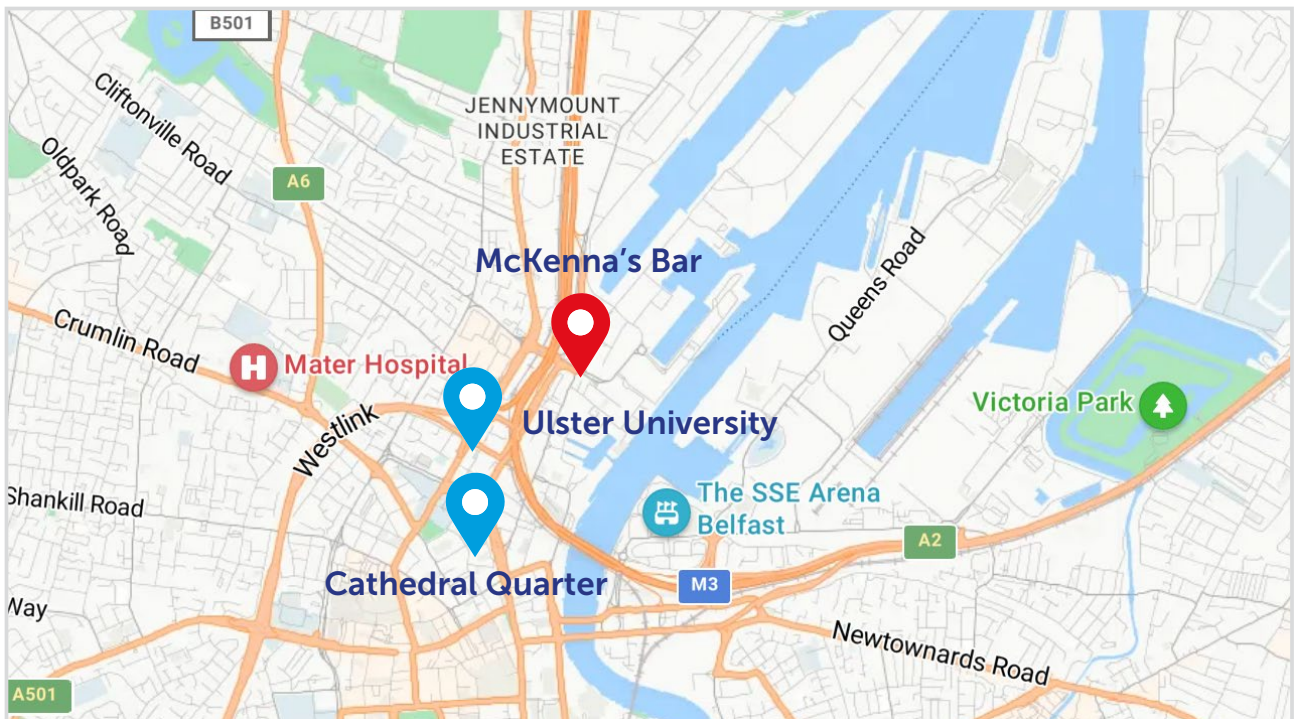
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Location map



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