



FOR SALE – THE WAYSIDE INN

25 Newmill Road, Parkgate, Ballyclare, BT39 0DN

- Extensive traditional style bar in rural setting.
- Contains a Public bar, restaurant, kitchen and living accommodation over 2 floors
- Situated on a 1 acre site with extensive car parking

028 9044 1000



WHELAN

LOCATION

Parkgate is situated approximately 15 miles north west of Belfast and approximately 5.5 miles east of Antrim. The locality has excellent transport links with the nearby M2 motorway leading to Belfast and the International Airport being located some 7.5 miles distant.

DESCRIPTION

An extensive two storey public house with extensive living accommodation situated fronting Newmill Road on the junction with Hollybank Road.

The bar consists of a public bar and lounge bar with a seating capacity of 70 persons. An additional pool room is located on a mezzanine floor with bench seating for 16 patrons. The main kitchen, keg room and cold storage facilities lead off the main bar.

To the rear of the property there is a covered decked smoking area outfitted with picnic tables and wooden benches.

Living accommodation includes 4 bedrooms, kitchen and living space in addition to a double garage.

Overall the site extends to 1 acre with a large tarmac car park located adjacent to the bar providing parking for approximately 30 vehicles.

GUIDE PRICE

£225,000

TITLE

Freehold/Long Leasehold

RATES

Residential NAV - £205,000

Commercial NAV - £11,300

Rates Payable 2016/17 - £6,396.48 pa

VAT

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

VIEWINGS

by appointment through sole agents:-

Whelan Commercial Ltd

Scottish Provident Building, 7 Donegall Square West, Belfast, BT1 6JH

028 9044 1000

www.whelan.co.uk



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SITE MAP



Energy Performance Certificate

Non-Domestic Building

Northern Ireland

Wayside Inn
25 Newmill Road
Parkgate
BALLYCLARE
BT39 0DN

Certificate Reference Number:
9748-3086-0163-0800-0325

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.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 127

This is how energy efficient the building is.

Technical Information

Main heating fuel:	Oil
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	293
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	230.87

Benchmarks

Buildings similar to this one could have rating as follows:

43	If newly built
115	If typical of the existing stock