

FOR SALE



O'Brien's Bar

4-5 The Diamond, Kilrea, Co Londonderry, BT51 5QG

Public bar, Off Sales, Lounge bar and living accommodation.

**Long established family run village pub,
due to the vendors retirement**

028 9091 8650
078 0103 2053



Location

Kilrea is situated 40 miles north west of Belfast, 14 miles from Ballymena and 15 miles from Coleraine with easy access to the popular Causeway Coast and Glens. The premises occupy a prime site fronting The Diamond in the centre of the village, only a few minutes' drive from one of Irelands premier salmon angling beats on the River Bann. Kilrea Ward had a population of 2,709 in the 2011 Census.

Description

The trading areas are arranged over ground and first floors with residential accommodation on the upper level. There is a generous rear yard with stores accessed from Maghera Street.

Accommodation

Ground Floor

Public Bar – Very well presented with seating for 50 patrons on a range of high and low level seating with a raised seating area. Attractive central bar servery with comprehensive range of bottle coolers and shelving.

Off Sales shop with separate street entrance. Fixtures includes two triple door upright bottle cooler cabinets and wall shelving.

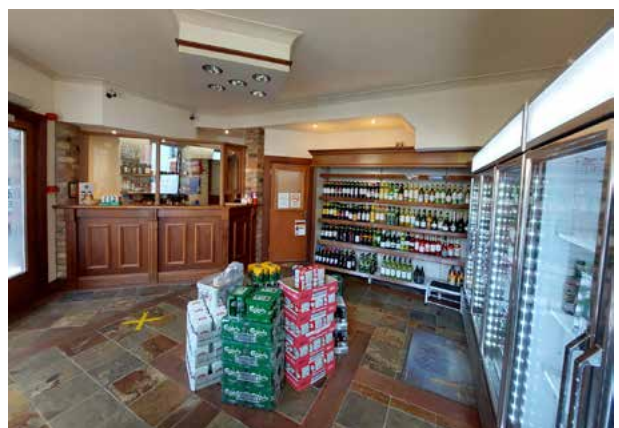
Kitchen with a good range of commercial catering equipment with dry stores and preparation areas.

Toilets - ladies and gents

Bottle and keg stores and dumb waiter lift to upper floor lounge bar servery.

First Floor

A Lounge Bar is accessed by stairs from the public bar, and contains seating for 50 patrons and a small bar servery. **Toilets** - ladies and gents.



Living accommodation – Consists of two double bedrooms, living room, bathroom and wc.

Outside- Rear yard with electrically operated roller shutter gate and a two storey out building.

Rateable Value

Description: Licensed House Outbuildings Yard

Commercial Net Annual Value: £5,000

Residential Capital Value: £54,000

Fixtures & Fittings

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

Liquor Licence

The property is being sold with the benefit of a valid 5 (1) (a) liquor licence (for sale of alcohol on and off the premises).

Business Opportunity

These licensed premises are renowned in the local area having been operated by the same family since 1919. Due to its central location and strong reputation in the area, this property presents a prime business opportunity.

Price

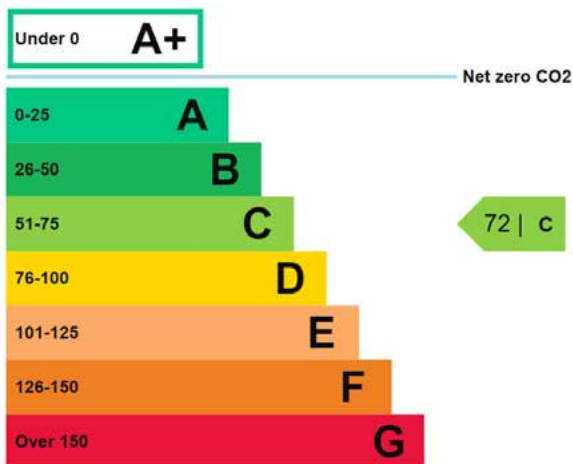
Price on request

Sale Details

For sale by Private Treaty.



EPC



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.

Further information

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