

FOR SALE



THE FORT BAR

5-11 & 13 Scotch Street , Dungannon, BT70 1AR

- An excellent opportunity to acquire a substantial bar and nightclub on a bustling main street in the centre of Dungannon
- Contains public bar, restaurant and kitchen facilities
- Nightclub complete with VIP area located on 1st floor
- Ready for immediate occupation
- Includes 13 Scotch Street Producing £7,800 per annum

028 9044 7144



WHELAN

LOCATION

Located on Scotch Street, The Fort Bar enjoys a prominent position within Dungannon Town Centre close to many popular shops.

DESCRIPTION

Ground floor:

Traditional public bar and lounge bar/restaurant. The public bar is decorated with a tiled floor and wall mounted wooden panels and contains an extensive wooden bar servery. Restaurant area adorned with tiled/wooden flooring, painted walls and a large feature fireplace.

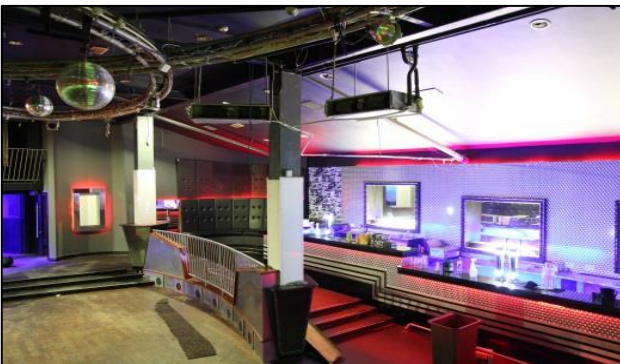
A dumb waiter links to the kitchen on the above mezzanine floor

Mezzanine Floor:

Contains the kitchen facilities and a number of storage rooms.

First Floor:

Large nightclub area fitted with a raised stage/DJ booth, granite composite bar and VIP area. A cloakroom is located to the rear of the nightclub along with a number of storage rooms.



ENTERTAINMENTS LICENCE

The property currently holds an entertainments licence for;

Public bar – capacity of 200

Nightclub – capacity of 300

Floor	Area	Size (sq ft)
Ground	Public Bar	671
	Lounge Bar/restaurant	877.04
	Keg room/cool room	301
Mezzanine	Kitchen	184
First	Nightclub	2,549
	Cloakroom	88.80
	Store	36.59
		4,707

Included in the sale 13 Scotch Street – round and first floor retail and office property currently producing rental of £7,800 per annum.

PRICE

On application

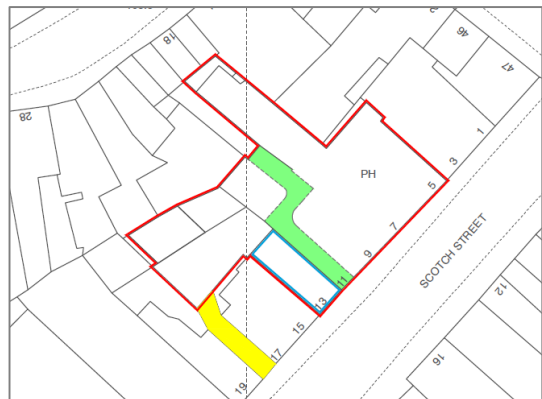
RATES

NAV = £42,000

Commercial Rate in £1.00 for 13/14 is £0.600436

VAT

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



VIEWINGS

To be arranged through sole agents;

Whelan Commercial Ltd.

Scottish Provident Building, Belfast, BT1 6JH

078 0103 2053

www.whelan.co.uk



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