



FOR SALE – PUBLIC HOUSE

The Old Inn, 36 Castle Street, Killough, Co Down
BT30 7QQ

- Extensive public house in the centre of the seaside town of Killough.
- Recently refurbished bar area
- Ample storage areas
- Living accommodation on first floor in need of refurbishment

028 9044 1000



WHELAN

LOCATION

Killough is located on the shores of the Irish Sea, 5 miles south east of Downpatrick. The premises front onto the main street in the centre of the town.

DESCRIPTION

The subject is a two storey public house with additional partially refurbished living accommodation at attic level.

ACCOMMODATION

Ground Floor - consists of a public bar, snug bar and former restaurant now uses as storage space. A number of storage rooms are also present in addition to a external keg room access via the rear yard.

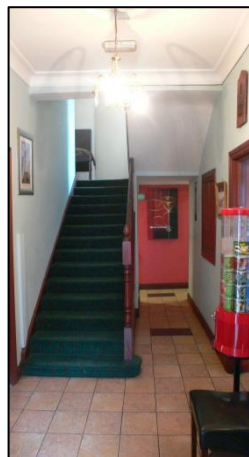
The public bar is accessed by a main lobby and has been refurbished recently to a good standard including plastered and painted walls, tiled flooring and fixed upholstered bench seating.

A former restaurant area capable of seating up to 16 covers including a fitted kitchen are located at the rear of the property.

Half Landing – two storage rooms currently used to house spirits and various other bar supplies.

First Floor - Living accommodation including a kitchen/ living room and bedroom in need of refurbishment

Attic level – two further bedrooms recently renovated but left in a half-finished condition



Floor	Description	Sq M	Sq Ft
Ground	Public Bar	63.82	687.95
	Snug Bar	24.19	260.38
	Restaurant	40.69	437.98
	Kitchen	43.2	465
	Keg room	11.25	121.09
	WCs	-	-
Half landing	Spirit store	4.06	43.70
	store	8.36	89.98
First	Kitchen/living room	24.4	262.64
	Bedroom 1	17.63	189.77
	WC	-	-
Attic	Bedroom 2	16.34	175.88
	Bedroom 3	15.2	163.61
TOTAL		269.14	2898

PRICE

£110,000

Note: premises are currently being operated under management.

RATES

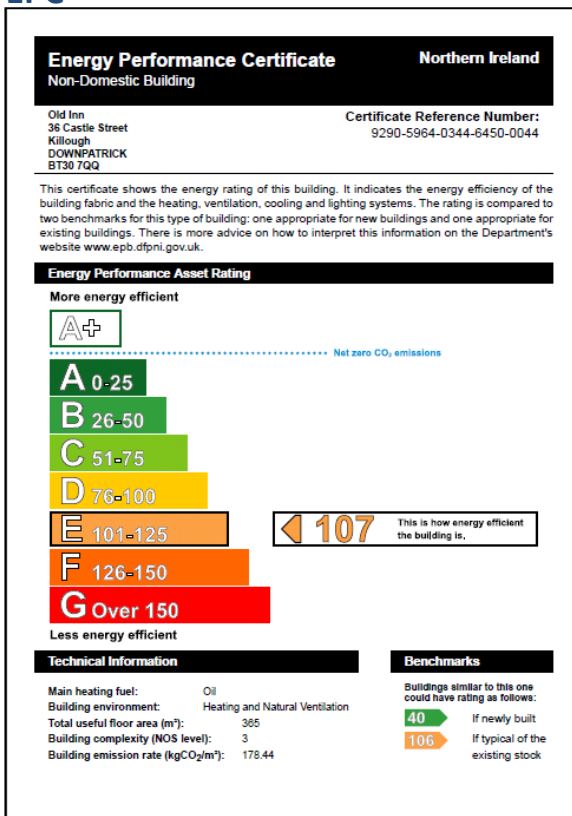
NAV – £8,250

Rates payable calculated at approximately £4,987 per annum 2014/15

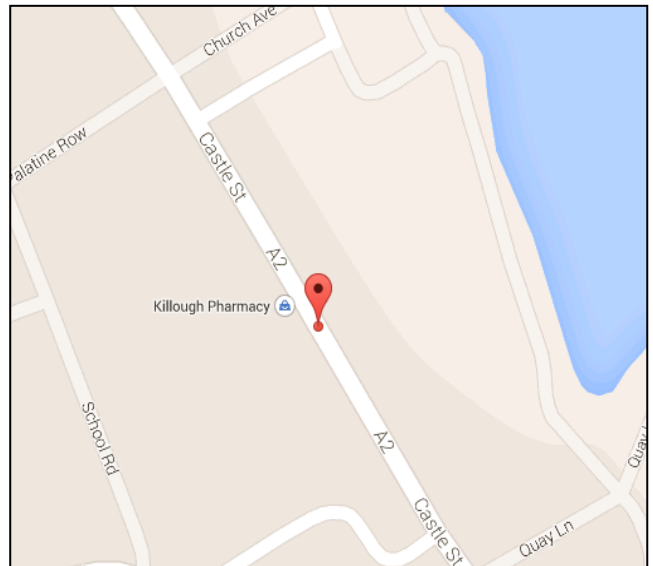
VAT

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

EPC



LOCATION MAP



VIEWINGS

by appointment through sole agents:-

Whelan Commercial Ltd.

Scottish Provident Building, Belfast, BT1 6JH

028 9044 1000

www.whelan.co.uk

