Bar Berlin

265 Shankill Road, Belfast, BT13 1FT

- Long established licensed premises
- Prominent corner site
- Potential residential development opportunity subject to planning

078 0103 2053

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Location

Bar Berlin is a long-established community bar located in the heart of West Belfast, occupying a prominent corner site fronting the Shankill Road. The surrounding area is predominantly high-density residential, providing a substantial and readily accessible customer base.

Accommodation

Ground Floor

Public bar - seating up to 50 on a range of fixed bench seats and bar stools. Internal decorations include a tiled floor and recessed spot lighting.

Stores and keg store are located at the rear accessed from Berlin Street.

Ladies & gents toilets lead off the public bar area.

First Floor

A lounge bar/function room accessed from the rear of the premises via stairs, offering a generous open-plan layout incorporating a bar servery and ladies' and gents' toilet facilities.

Second Floor

Storage area accessed currently by ladder.

The property has gas fired central heating throughout.

Outdoor Smoking Area

Located at the rear of the premises

Development Potential:

The property offers significant development potential. Preliminary plans have been prepared for the conversion of the premises to provide eight single-bedroom apartments, subject to the necessary planning consent.

Rates

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

Net Annual Value: £10,600

Estimated rates payable 2025/2026: £6,642

Licensing

The property benefits from a 5(1)(a) liquor Licence.

Title

We understand that the property is held Freehold / Long Leasehold.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Sale Proposal

For sale by private treaty. Price on application.

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.

EPC

Pending

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

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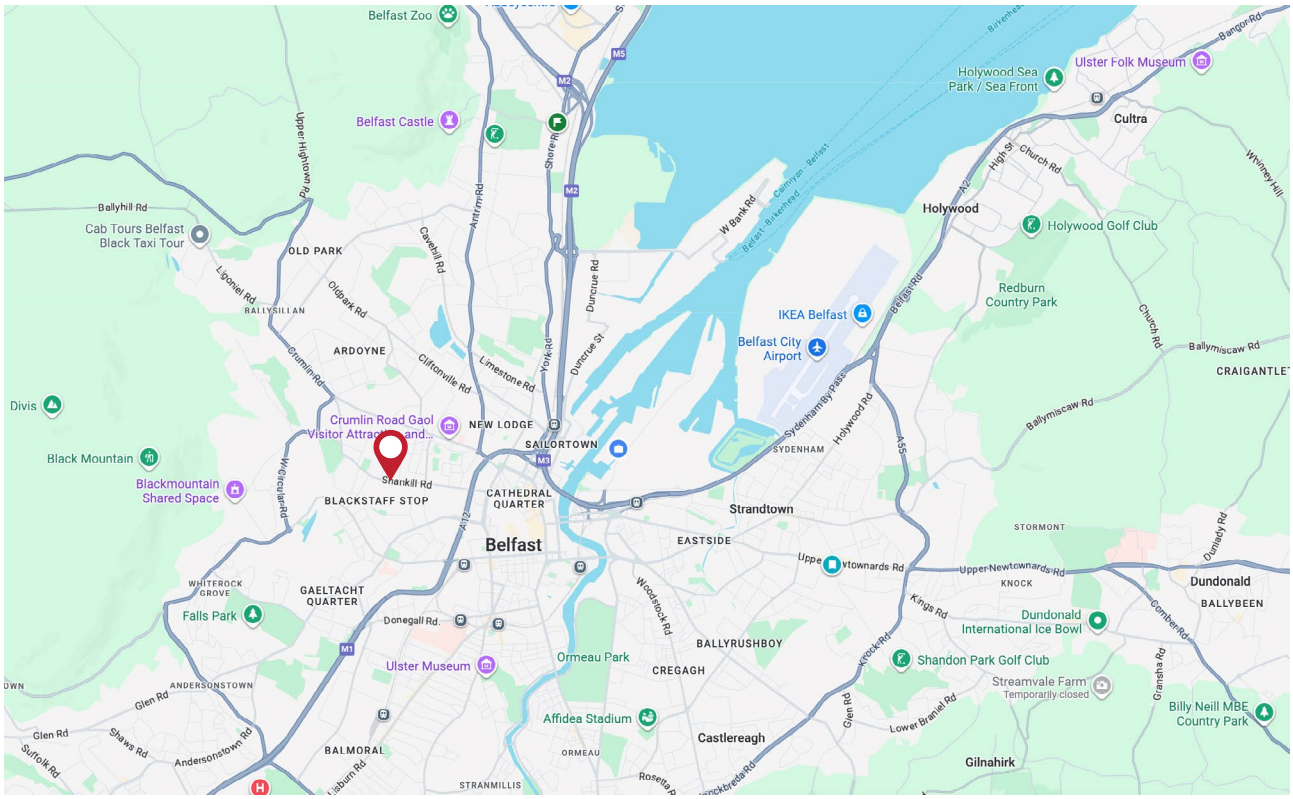
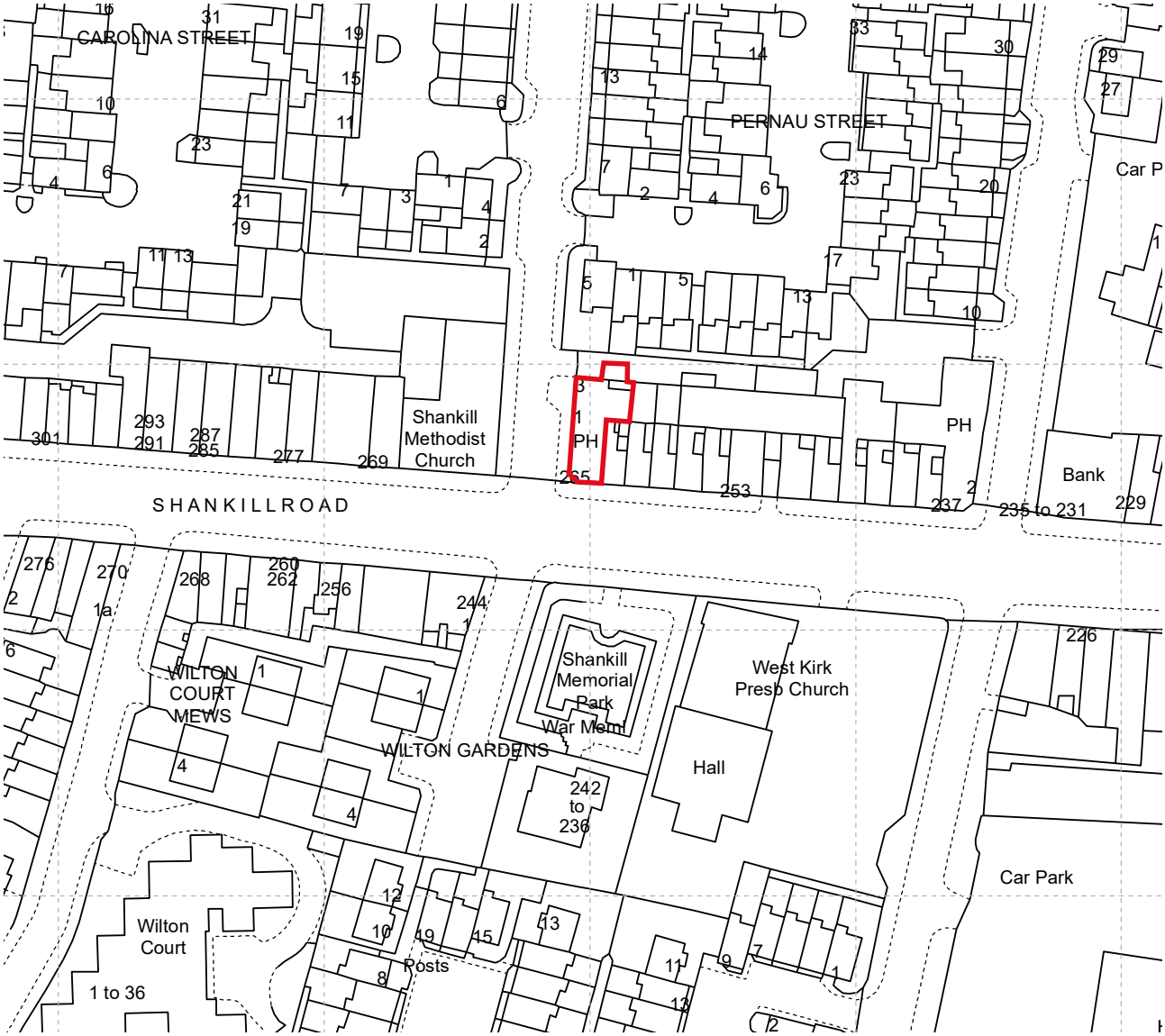
Location map



Ace Map



Viewings

By appointment through Agent:

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