The Slemish Bar

35-37 William Street, Ballymena, BT43 6AW

- Long-established family-run bar
- Prominent town centre location
- Retirement sale

028 90918650
078 0103 2053

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Location

The premises occupy a prominent site directly opposite the Fairhill Shopping Centre a short walk from the town centre. Ballymena had a population of 31,205 people at the 2021 census, making it the seventh largest town in Northern Ireland by population. The town is located approximately 29 miles from Belfast, 12 miles from Antrim, and 26 miles from Coleraine.

Description

The premises comprise a two-storey public house of traditional construction with a timber pitched roof covered in slates. The ground floor includes a traditional public bar and side lounge with attractive timber bar serveries, tiled flooring, and exposed red brick walls. Ladies' and gents' toilet facilities are provided.

The first floor features a spacious lounge bar/function room with a timber bar servery, timber-boarded flooring, and an attractive pitched timber-boarded ceiling. Ladies' and gents' toilet facilities are also available on this level.

Rates

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

Net Annual Value: £8,000

Estimated rates payable 2024/2025: £5,379.32

Title

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

Fixtures & Fittings

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

VAT

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

Licensing

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

Tupe

The licensed business is offered for sale as going concern and the purchaser will be required to comply with the current TUPE legislation and employment transfer.

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 - 92D

Contact

By appointment through sole agents:

Brian Nixon

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Telephone: **028 90918650**

Email: **brian.nixon@whelan.co.uk**

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Scottish Provident Building
7 Donegall Square West
Belfast BT1 6JH

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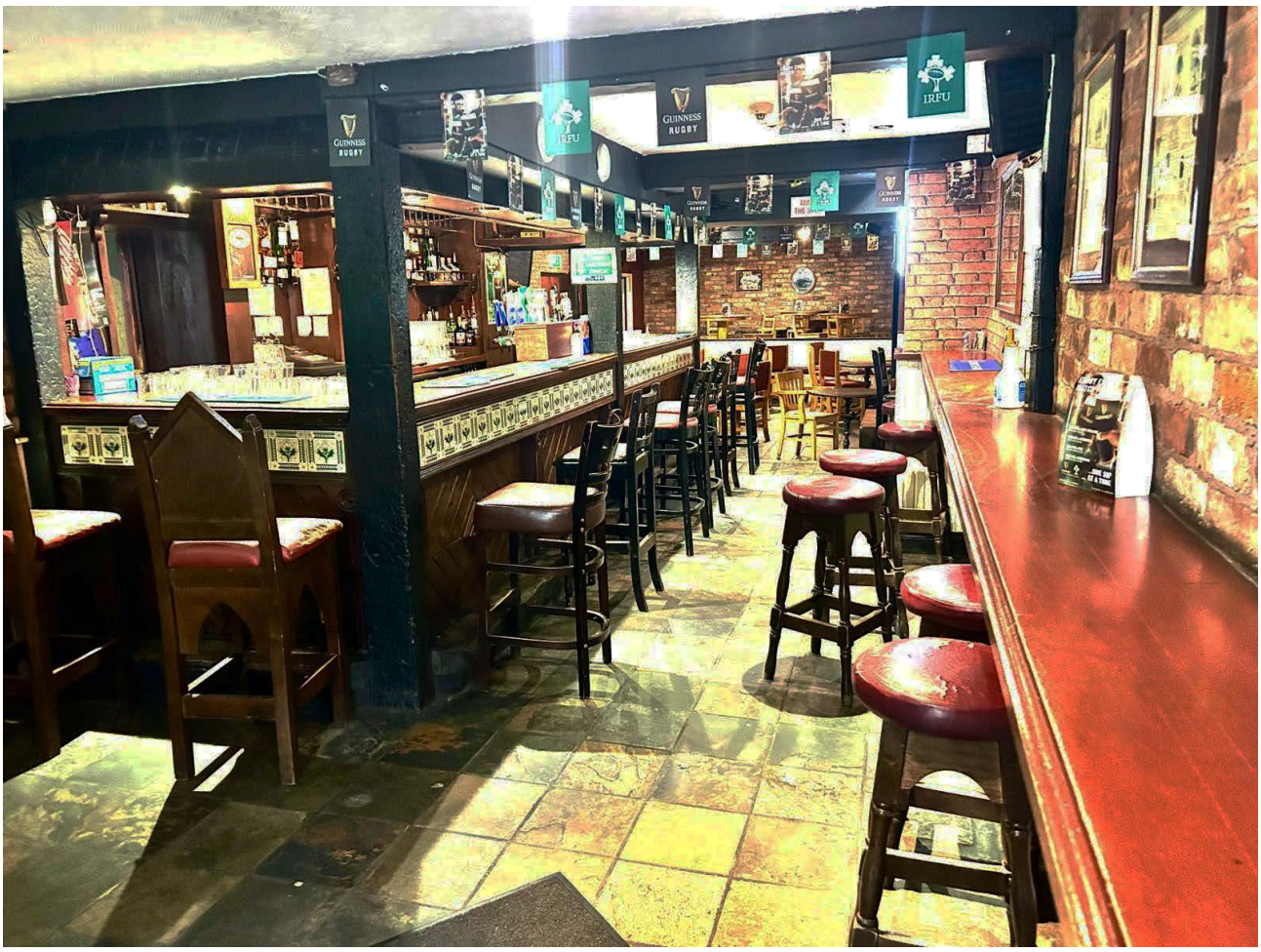
GUINNESS
RUGBY
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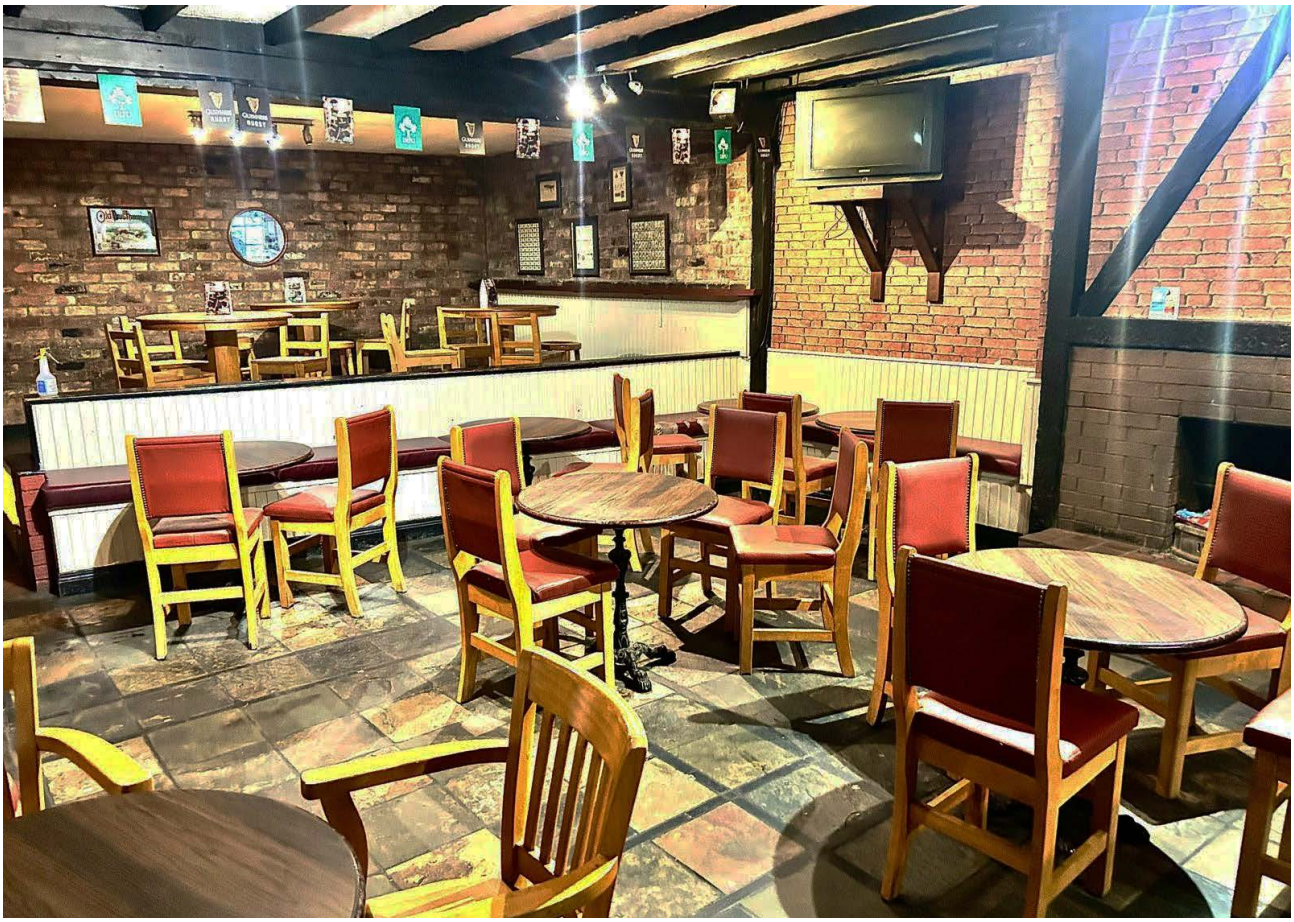
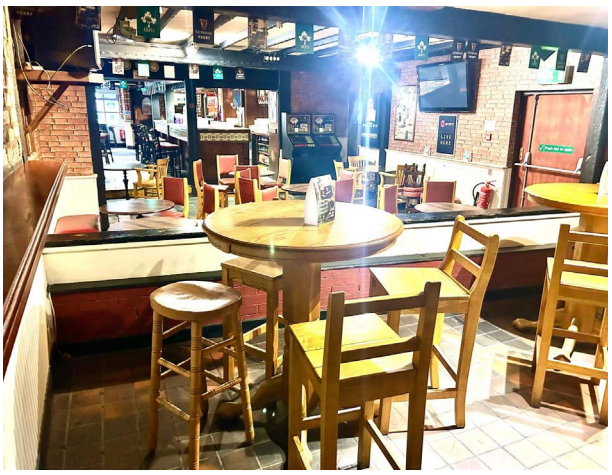
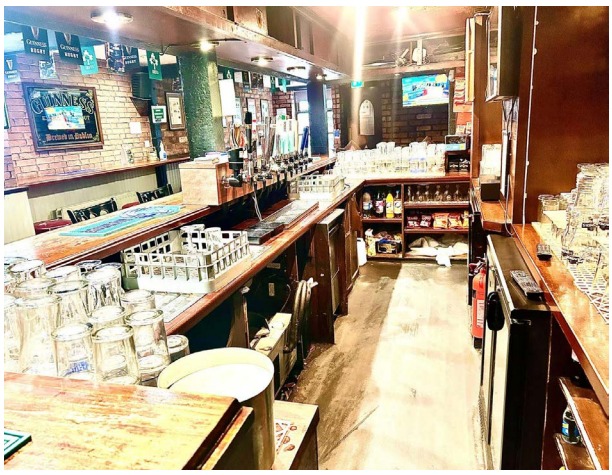


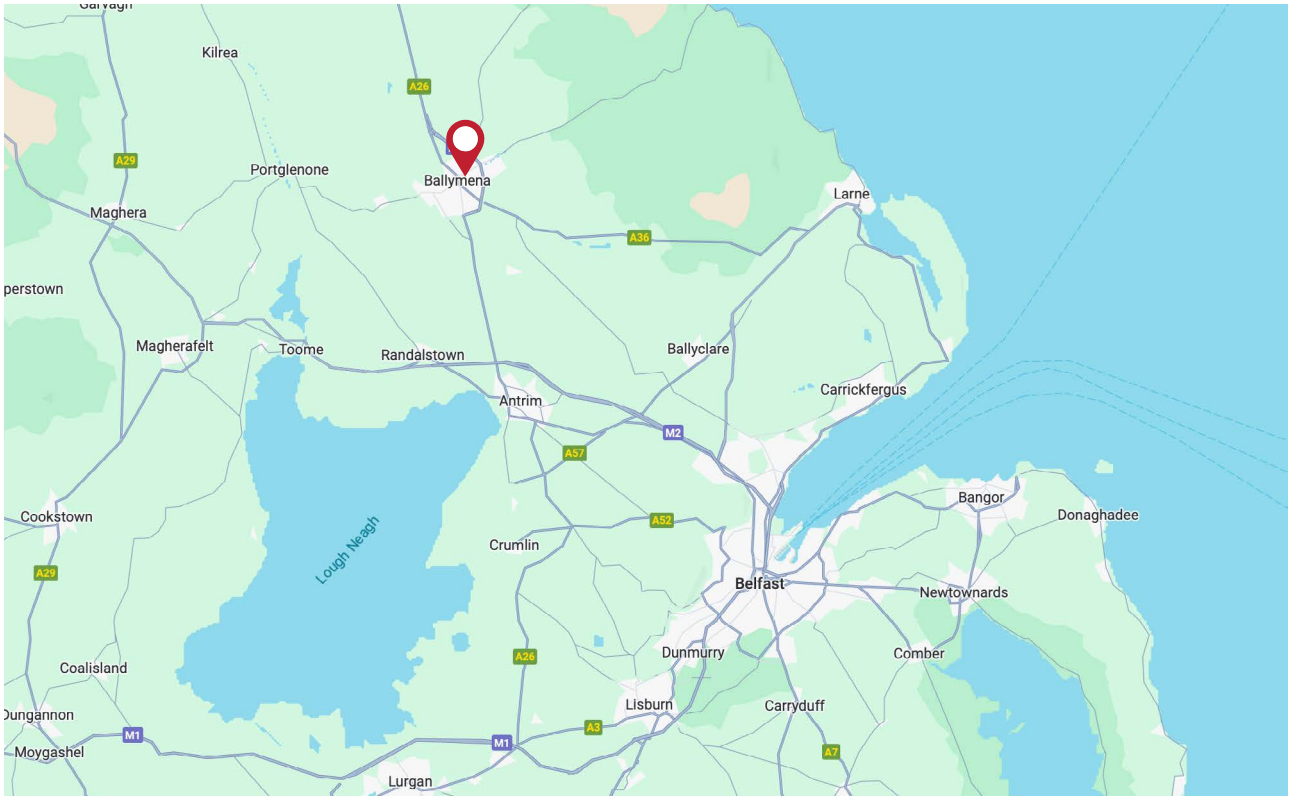
EXIT

POWERS
WHISKEY





Location map



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