McConnells of Doagh

Main Street, Doagh, Ballyclare, Co. Antrim, BT39 0QL

- Long established bar and restaurant occupying a prominent position in the centre of Doagh village.
- Spacious and well-appointed bar areas including a large function room and fully equipped kitchen facilities.
- Large site of 0.7 acres offering significant potential for future expansion or redevelopment (subject to statutory consents).
- Includes adjoining townhouses and self-contained apartment, providing valuable ancillary accommodation or potential rental income.

078 0103 2053

WHELAN

Location

The village of Doagh is located two miles south west of Ballyclare and thirteen miles north of Belfast in Northern Ireland, with a population of 1,388 people (2011 Census).

The subject premises occupy a substantial site fronting Main Street in the centre of the village at the junction with the Ballyclare Road. Doagh is a popular commuter village for Belfast, Antrim and Ballymena and has gradually grown over the past 20 years with new housing developments having been built on its outskirts.

Description

The subject premises comprise a substantial public house with function room and restaurant facilities, a separate flat accommodation above, two adjoining terraced town houses and a large car park at the rear.

The original property fronting onto Main Street dates from the early part of the last century and is constructed with traditional rendered and painted solid stone walls and a pitched slate roof. Originally a hotel, the property was later converted to a public house and residential houses. A more recent single storey function room extension constructed with facing brick and a flat felt roof has been added to the rear.

Directly above the bar is a flat with separate stair access. Immediately adjoining the bar fronting Main street are two converted terraced town houses.

McConnells Bar and Alexander Function Room, 4 Main Street, Doagh.

The bar is located on the ground floor of the property and comprises a public and lounge bar, pool room, a large function room and a commercial kitchen, male and female WCs and stores.

Ground Floor

Public Bar

The public bar and lounge bars are accessed from the side of the building through double doors into a hallway. Leading off the entrance hall to the right is a traditional public bar with seating for approximately 20 patrons on a mixture of upholstered perimeter bench seating, free standing bar stools and tables. Walls are half timber boarded half plastered and painted, and the flooring is ceramic tiles. Lighting is wall mounted and recessed ceiling spots. The bar servery is moulded timber and features a mirrored optic display and a range of bottle cooler fridges. There is direct access between both the public and adjoining lounge bar serveries for ease of management. Leading off the entrance hallway is a small snug room, with a capacity for 12 patrons on upholstered bench seats. Finishes include carpeted floor, plastered and papered walls and wall mounted lights.

Male and female WCs are located off the entrance hallway.

A small smoking area is located at the side of the premises adjacent to the main bar entrance.

Lounge Bar

Immediately adjacent and accessed from the public bar is a lounge bar, decorated in a similar traditional style with cloth upholstered bench seating, chairs, tables and bar stools for approximately 35 patrons at ground and partly raised seating areas. Walls are half timber boarded half plastered and papered. Flooring is part tiles and part carpet with lighting mainly wall mounted units. A timber moulded bar servery with optic displays and a range of bottle cooler fridges connects directly to the adjoining public bar servery.

Pool Room

Located off the lounge bar there is a pool room finished with a ceramic tiled floor, part tiled and plastered and painted walls and ceiling. A single gents WC cubicle is located in this area and a single door provides access to an external smoking area.

Stores

Accessed from the public bar servery are a number of bottle/spirit stores and an office. A keg room is situated outside.

Function Room (Alexander's)

Situated to the rear is a large single storey function room extension accessed by separate double doors to a lobby area from the side of building. This room has a capacity for up to 300 seated at a combination of tables, chairs and upholstered bench seats. The floor is carpeted in the main, over split levels with a timber floor dance area in front of a raised band stand. Walls are plastered and part papered/ painted and the ceiling is suspended with recessed spots. The room can be partitioned to accommodate smaller parties is so desired. For live entertainment the function room has a total capacity of 250 patrons.

A large bar servery with roller shutters and extensive shelving, bottle coolers and optic displays is provided along one side of the room.

Ladies and gents toilet facilities are located off the entrance lobby.

Kitchen

A commercial kitchen is situated just off the function room and provides a range of stainless steel commercial catering equipment. Finishes include part tiled and part non-slip metal, flooring, plastered and painted walls and ceilings with fluorescent strip lights. Ancillary accommodation is located off and includes a food preparation and dry goods stores.

Keg Room & Stores

Stores comprising a keg store, keg room and a walk-in fridge/freezer are located to the rear of the kitchen. A roller shutter door provides access for deliveries and unloading.

First Floor

Residential flat (4a Main Street)

Situated directly above the bar and lounge is a large first floor flat with separate external stair access from the side of the property adjacent to the public bar and function room entrances. Accommodation provided includes a kitchen, living room, three bedrooms and a bathroom and WC. Heating is by oil fired radiators.

10 Main Street, Doagh

Accommodation provided includes a kitchen, living room, four bedrooms and a bathroom and WC. The property has an oil fired heating system.

12 Main Street, Doagh

An end of terrace dwelling fronting Main Street comprising an entrance hall, living room and kitchen on the ground floor and four bedrooms and a bath room on the first floor. The property has an oil fired heating system and a small yard at the rear.

Outside.

A large stone screeded car park is located at the rear and is accessed from Main Street along the left hand side of the site. A former single storey bookmakers shop, in separate ownership, is located at the rear of the site. By arrangement between the property owner and the Directors, this property is approached using the existing car park access road for the payment of a fee of £500 per annum.

Schedule of Areas

Floor		Area sq m	Area sq ft
Ground	Public bar	27	290
	Lounge Bar	48	516
	Pool Room	29	312
	Snug	11	118
	Function Room Block to include Kitchen area	342	3,680
	Stores/office	18	194
Total	**(N/A)**	**475**	**5,113**
First (4a Main Street)	Residential flat (GEA)	195.5(lps)	2,100
10 Main Street	House (GEA)	134(lps)	1,440
12 Main Street	House (GEA)	123(lps)	1,334

Rates

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

McConnells Bar, 4 Main Street

Net Annual Value: £28,300

Estimated Rates payable: £16,631.63

4a Main Street

Capital Value: £TBC

Estimated Rates Payable 2025/26: £TBC

10 Main Street

Capital Value: £100,000

Estimated Rates Payable 2025/26: £959.10

12 Main Street

Capital Value: £97,500

Estimated Rates Payable 2025/26: £935.12

Title

We understand that the property is held under a Freehold title.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT (where applicable).

Licensing

The property benefits from a 5(1)(a) liquor licence and an Entertainments Licence.

Sale Proposal

For sale by Private Treaty.

Price

Price on application.

EPC

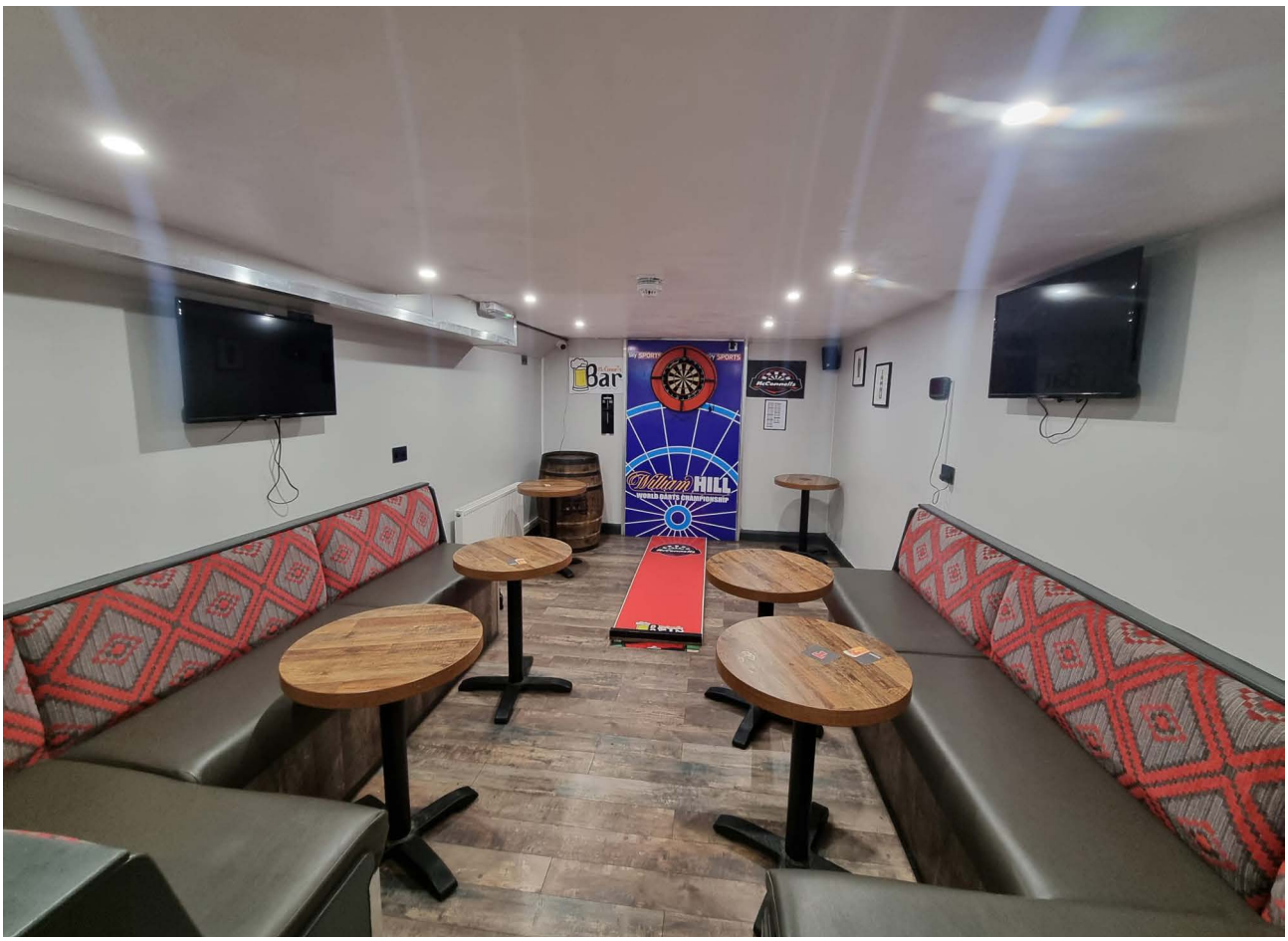
Pending.

Anti-Money Laundering

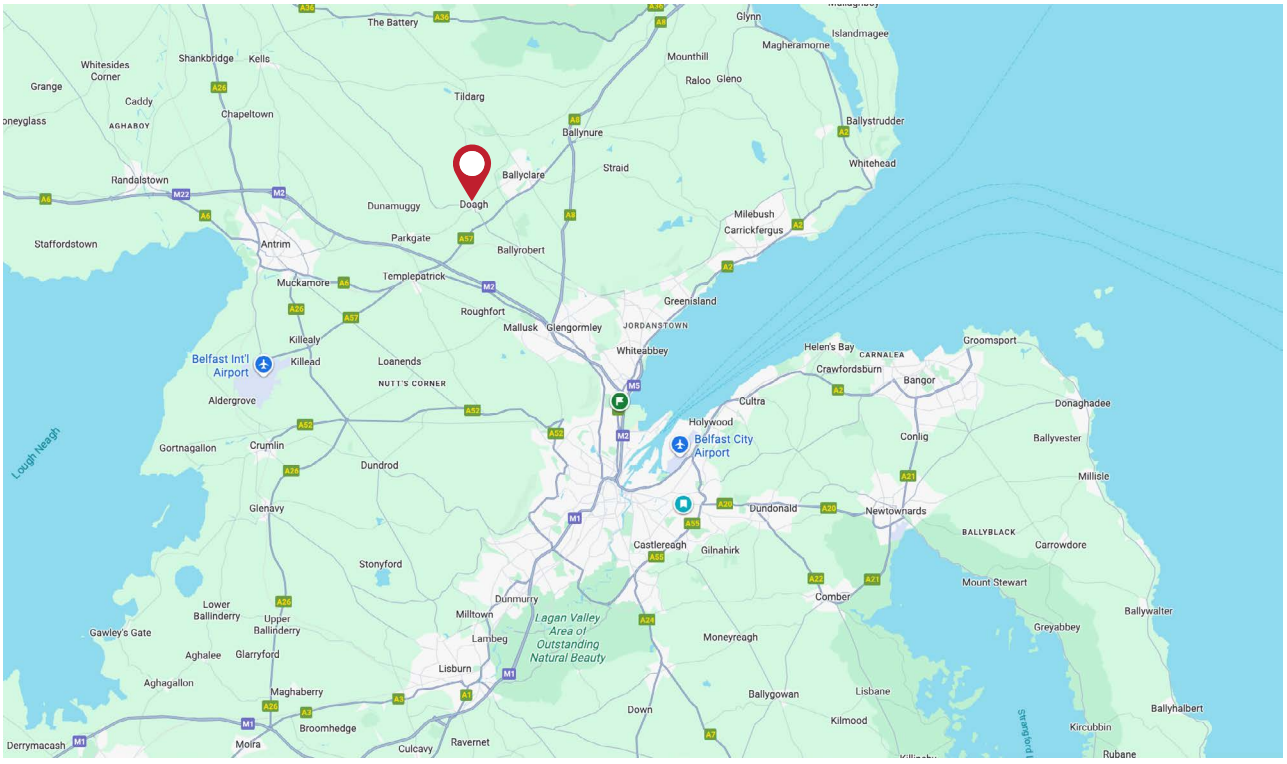
In accordance with the current Anti-Money laundering (AML) Regulations, the purchaser will be required to satisfy the vendor and their agents regarding the source of the funds used to complete the transaction.

Alex

RED BULL
VODKA

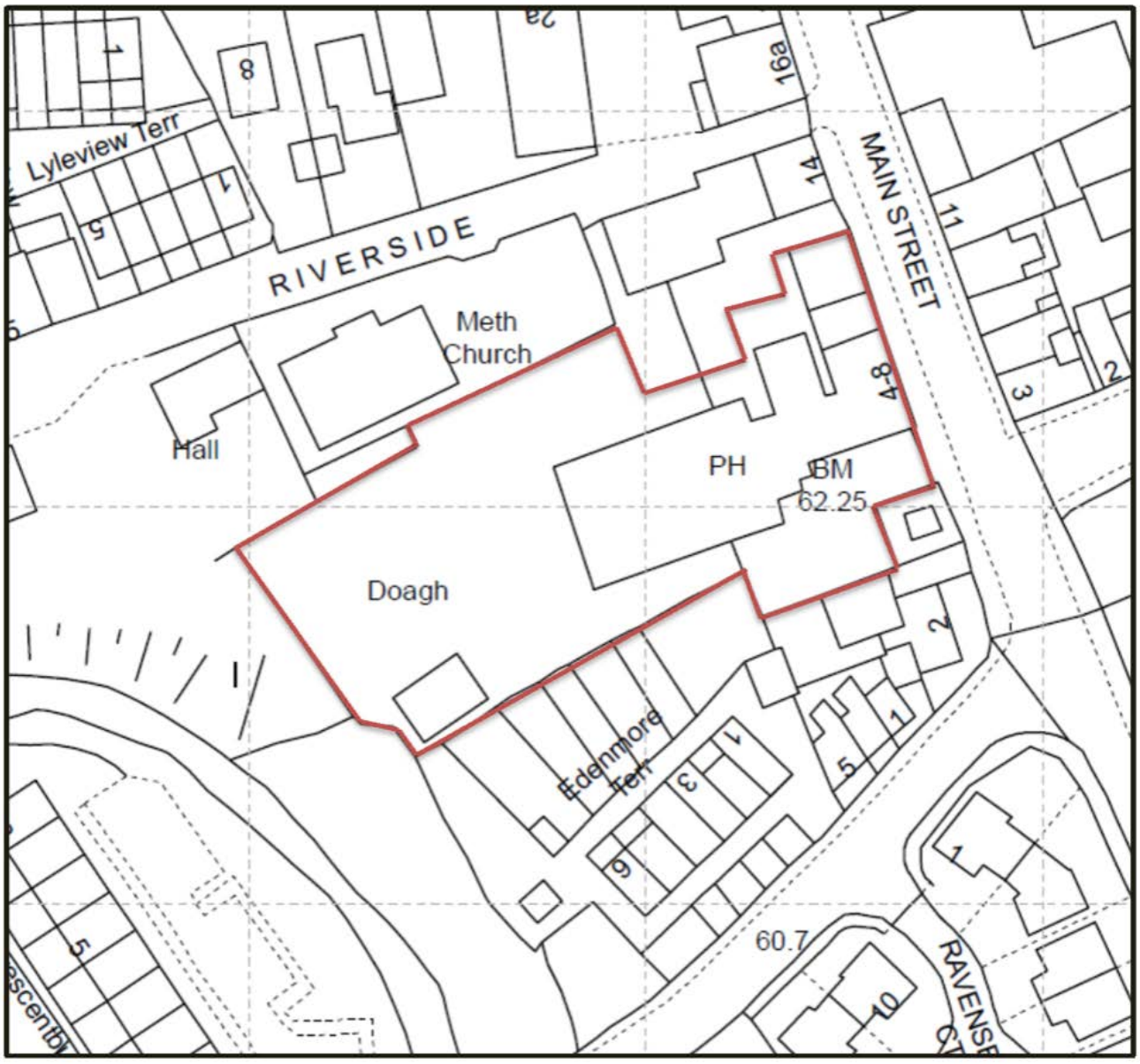

Bar
William HILL

Location map



WHELAN

Site Boundary



Contact

By appointment through Agent:

Brian Nixon

Mobile: **078 0103 2053**

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

Address: Whelan Commercial Ltd
Scottish Provident Building
7 Donegall Square West
Belfast BT1 6JH

Simon McCullough

Mobile: **077 3491 9483**

MISREPRESENTATIONS ACT 1967 Whelan Commercial Limited (and their Joint Agents where applicable) for themselves and for the Vendors and/or Lessors of the property whose agents they are, give notice that (1) these particulars are a general guideline only, for the guidance of prospective purchasers or tenants, and they do not constitute the whole or part if an offer or contract; (2) Whelan Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (3) no employee of Whelan Commercial Limited and their Joint Agents where applicable) has any authority to make or give representation of warranty or enter into any contract whatever in relation to the property; (4) unless otherwise stated , all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject; (5) these particulars are issued on the understanding that all negotiations are conducted through Whelan Commercial Limited.