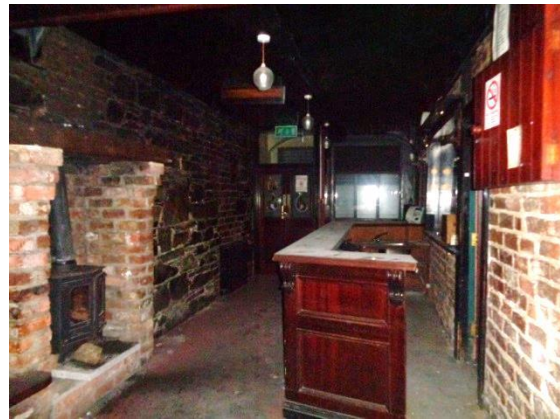
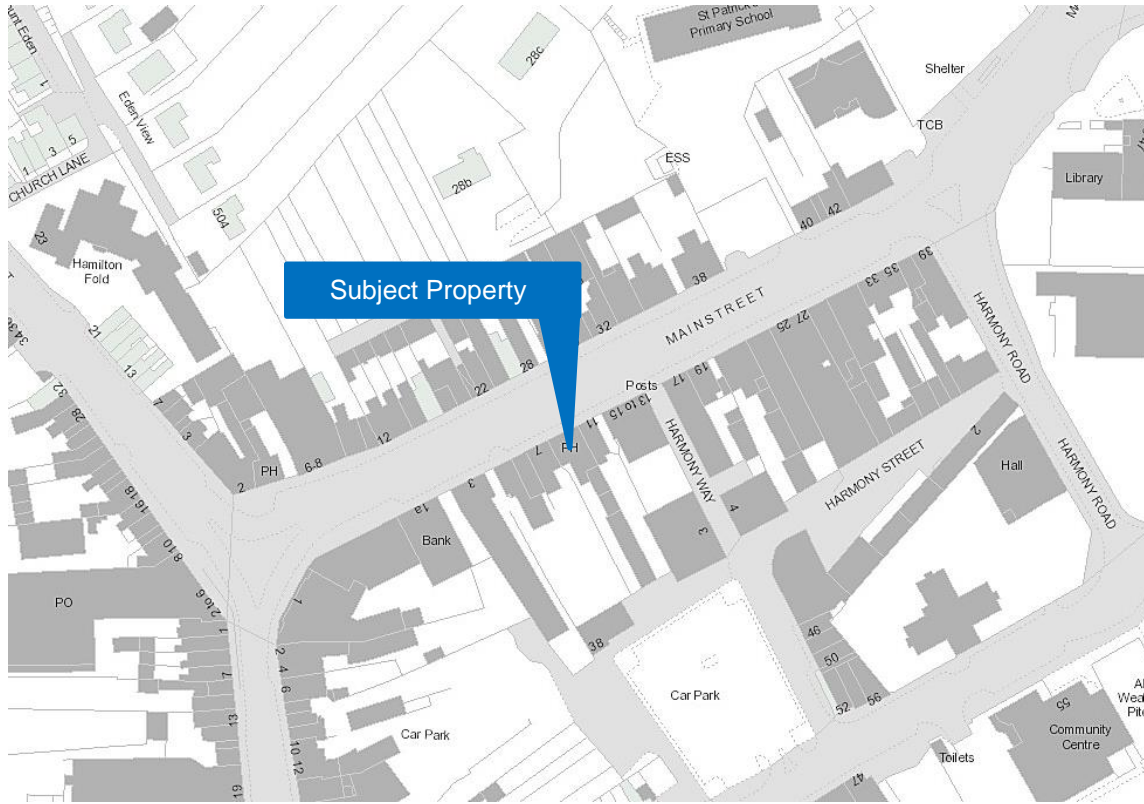




OKT
O'CONNOR KENNEDY TURTLE

FOR SALE Prominent town centre former licensed premises
9 Main Street, Ballynahinch BT24 8DN



Views over the car park to rear

LOCATION / DESCRIPTION

Ballynahinch is a busy market town located c.15 miles south of Belfast on the main A24 road between Belfast and Newcastle.

The property is prominently located on the Main Street, and comprises a two storey former public house comprising a main front bar / lounge area, a games room to the rear and WC facilities. Externally the subject benefits from a rear enclosed yard area.

ACCOMMODATION

GROUND FLOOR

Front Bar	c. 157 sq m	1,692 sq ft
Rear Games Room	c. 36 sq m	388 sq ft
Side Lounge / Bar	c. 28 sq m	304 sq m
WC Facilities		

TOTAL

SALES DETAILS

PRICE:	£60,000
TITLE:	Assumed freehold title
NAV:	We are advised by the Land and Property Service that the NAV for the subject is £10,000. The current rate in the pound for 2018 / 2019 is £0.571768.
EPC:	Due to the condition of the property we are advised that an EPC is not required.
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS

O'Connor Kennedy Turtle
 22 Adelaide Street, Belfast BT2 8GD
 T 028 9024 8181 | E belfast@okt.co.uk

CONTACT: MARK JOHNSTON | mark.johnston@okt.co.uk
 ALAN MCKINSTRY | alan.mckinstry@okt.co.uk

Our Ref: AMcK/JP/8302

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

