



The Lylehill Tavern,
96 Lylehill Rd, Templepatrick
BT39 0HL

Long Established Licensed Premises with
Residential Accommodation extending to c.
5,231 sq ft

Location / Description

This well known and long established public house is located c. 2 miles from the popular commuter village of Templepatrick and c. 4 miles from the vibrant commercial hub of Mallusk.

The Lylehill Tavern, formerly known as Walkers and Charlie Browns, enjoys a prominent position fronting the Lylehill Road and is located c. 3.2 miles from the M2 Templepatrick Intersection. The M2 forms part of the northern key transport network connecting Belfast city to the main commercial centres in the north of the Province including Ballymena, Coleraine and Derry / Londonderry.

The original building was constructed at the turn of the Century and then extended in c. 1995, providing additional residential accommodation.

The extensive site also provides generous parking provisions in the yard to the rear along with a large storage building.

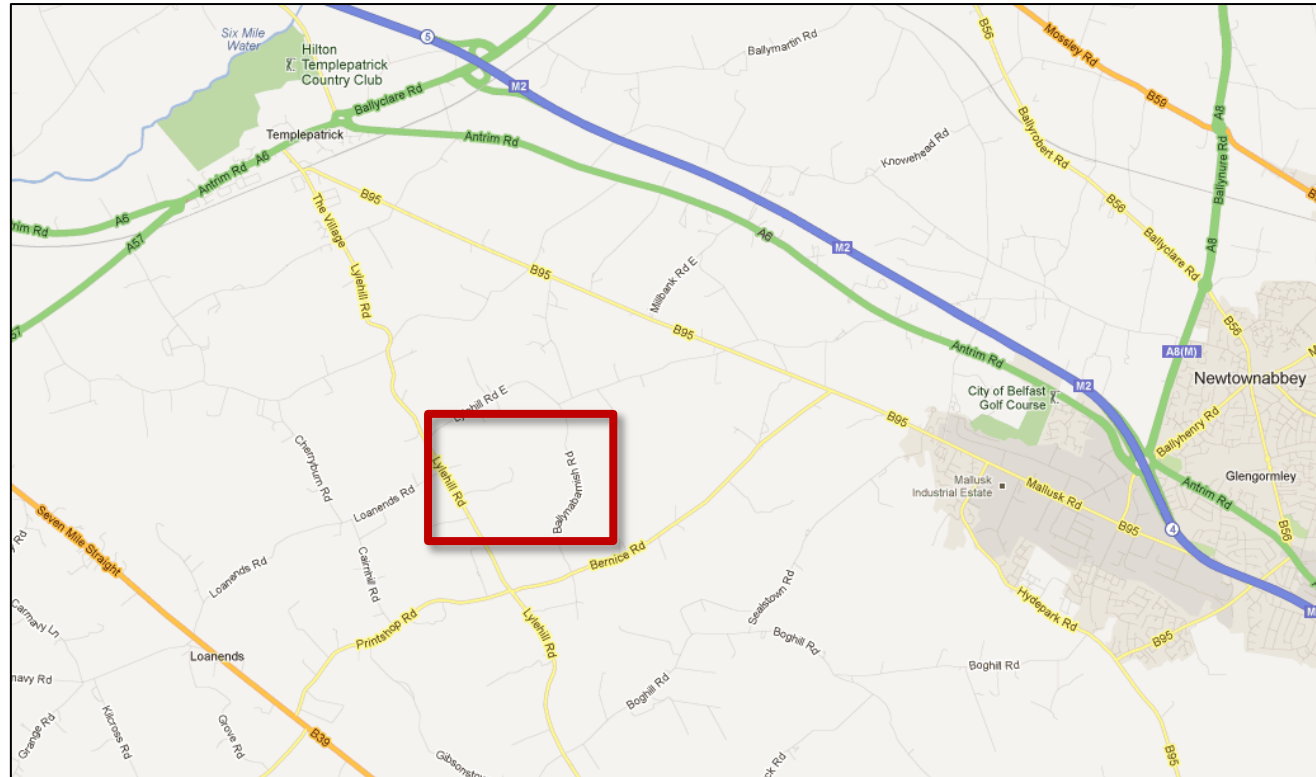
Internally the premises comprise public bar, lounge bar, storage facilities and WCs and a function room with dedicated bar and WC facilities.

The residential accommodation is situated on the first floor and includes 4 double bedrooms, bathroom, living room / dining room and kitchen. The property is fitted to include double glazing, oil fired central heating, intruder alarm, fire alarm and a 4 camera CCTV system.

The current owner has been operating the business for c. 20 years and a seven day annual licence is held to include music, singing, dancing and other related entertainment.

Site Area

The site extends to c. 0.54 of an acre (0.22 Ha).



Accommodation

GROUND FLOOR

Public Bar	c. 31 sq m	(333 sq ft)
Lounge Bar	c. 56 sq m	(600 sq ft)
Male / Female WC		
Store 1	c. 22 sq m	(239 sq ft)
Store 2	c. 13 sq m	(139 sq ft)
Store 3	c. 6.2 sq m	(67 sq ft)
Pump Room	c. 9.5 sq m	(102 sq ft)
Function Room	c. 106 sq m	(1,142 sq ft)
WC		
External Key Room	<u>c. 6.5 sq m</u>	<u>(70 sq ft)</u>

FIRST FLOOR

Bedroom 1	c. 15.5 sq m	(167 sq ft)
Bedroom 2	c. 15 sq m	(160 sq ft)
Bedroom 3	c. 12 sq m	(131 sq ft)
Bedroom 4	c. 15 sq m	(163 sq ft)
Bathroom		
Living room / Dining Room	c. 28 sq m	(300 sq ft)
Kitchen	<u>c. 17 sq m</u>	<u>(181 sq ft)</u>

BARN

Ground Floor	c. 100 sq m	(1,082 sq ft)
Mezzanine	<u>c. 33 sq m</u>	<u>(355 sq ft)</u>

TOTAL **c. 486 sq m** **(5,231 sq ft)**



Sales Details

PRICE: Offers Invited.

TITLE: Assumed freehold / long leasehold – to be confirmed.

N.A.V

To be advised.



VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

EPC (Energy Performance Certificate)



Viewing / Further Details

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