



FOR SALE

Former Public House Suitable for Commercial / Residential Development (STP)

9-11 Bridge Street, Lisburn BT28 1XZ

LOCATION / DESCRIPTION

Lisburn is one of Northern Ireland's largest cities located c. 9 miles south west of Belfast and is serviced by excellent road, rail and public transport links to Belfast, Dublin and all major hubs in Northern Ireland.

The subject enjoys a prominent position in Lisburn's 'historic quarter' and is conveniently situated within the city centre close to the Linen Centre and Museum and convenient to the main shopping thoroughfares and public transport.

The accommodation is situated over two floors and comprises lobby, public bar, snug, private office, back bar, access to store and male and female toilets. A separate entrance lobby from Bridge Street provides delivery access to the store and also a staircase to the first floor lounge with lobby, bar / servery and male and female toilets,

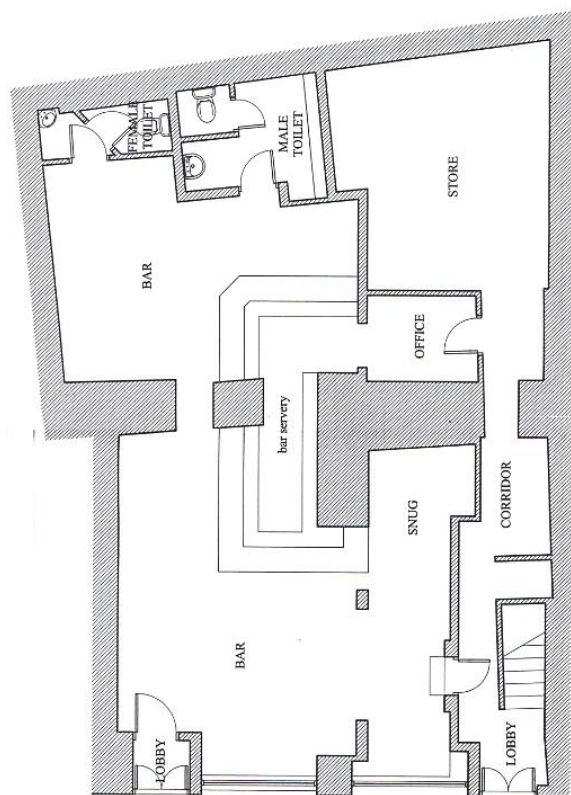
Following the recent disposal of the liquor licence the property offers potential for conversion to retail and / or residential use (subject to planning), being in a mixed commercial and residential location close to the vibrant town centre.



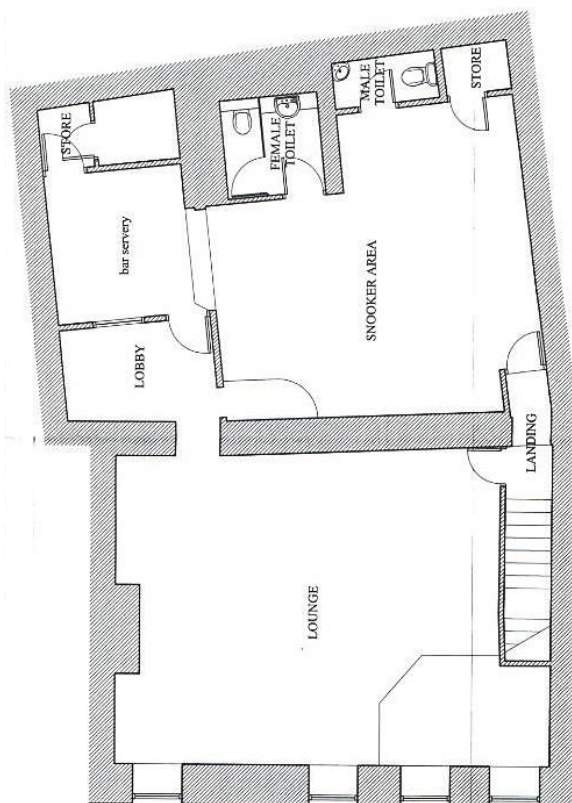
ACCOMMODATION

Description	Sq m	Sq ft
GROUND FLOOR		
Bar Area	c. 65 sq m	700 sq ft
Office	c. 4 sq m	38 sq ft
Store	c. 17 sq m	180 sq ft
Male & Female WCs		
FIRST FLOOR		
Lounge	c. 50 sq m	534 sq ft
Snooker Room	c. 34 sq m	371 sq ft
Bar Servery / Lobby	c. 14 sq m	148 sq ft
Stores (2 No.)	c. 4 sq m	44 sq ft
Male & Female WCs		
TOTAL	c. 188 sq m	2,015 sq ft





GROUND FLOOR



FIRST FLOOR

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.



SALES DETAILS

PRICE: Offers around £150,000
 TITLE: Freehold

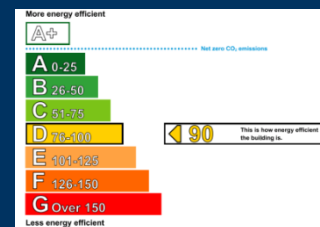
NAV

£8,000. The commercial rate in the pound for 2019 / 2020 is £0.566772.

VAT

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

EPC



FURTHER DETAILS



O'Connor Kennedy Turtle
 22 Adelaide Street, Belfast BT2 8GD
 T +44 (0)28 9024 8181
 E belfast@okt.co.uk

CONTACT: IAIN MCCABE | iain.mccabe@okt.co.uk

JOINT AGENTS:

Bill McCann Estate Agents, 66 Antrim Street, Lisburn BT28 1AU
 T +44 (0)28 9266 6222

Our Ref: IMcC/JP/8116