



FOR SALE

Long established public house with potential for alternative retail / apartment development (STP)

The Linfield Bar, 9–11 Bridge St, Lisburn BT28 1XZ



OKT
O'CONNOR KENNEDY TURTLE

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.

Trading as a bar since 1892, the premises were extensively renovated in 2002 (and rewired 2 years ago) while still retaining the inherent character and charm.

The accommodation is situated over two floors and comprises lobby, public bar with welcoming mahogany bar / servery, 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,

The premises benefits from an entertainments licence and satellite TV.

Although there is a preference to sell as a going concern, consideration may be given to offering the building, which lends itself to a variety of potential uses, and the licence separately – further details on request,

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 |



The Linfield Bar, 9-11 Bridge Street, Lisburn





SALES DETAILS

PRICE: £275,000 for freehold, good will, fixtures and fittings.
Licence may be available separately for £90,000 (further details on request)

INVENTORY: Full inventory available on request.

ACCOUNTS: Accounts available to all genuinely interested parties who have viewed the premises.

TOGC: The sale will be treated as A Transfer of a Going Concern.

STOCK: Stock sold at valuation at date of completion.

EPC

EPC Rating – D90

NAV

£8,000. The commercial rate in the pound for 2017 / 2018 is £0.5445.

VAT

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

FURTHER DETAILS

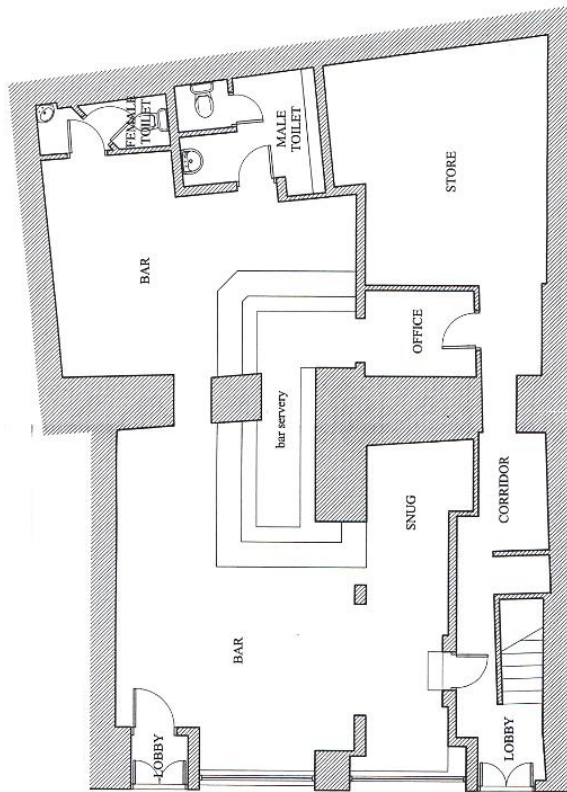
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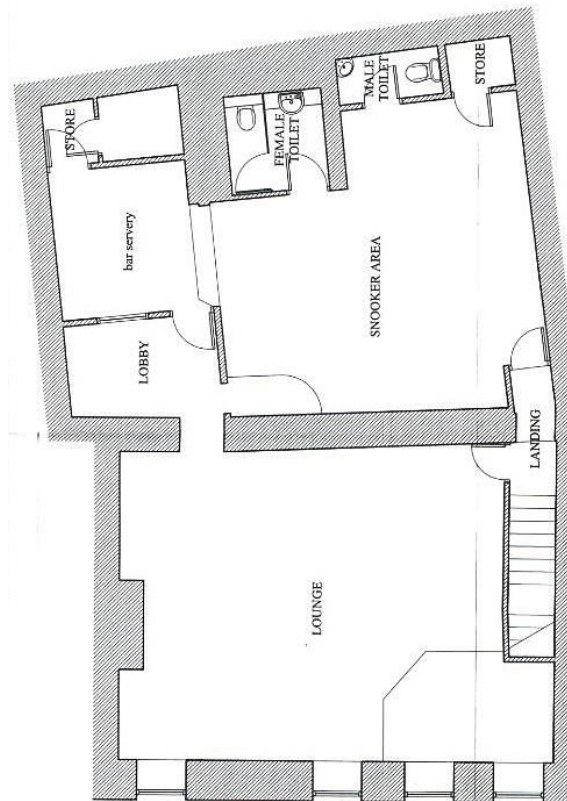
JOINT AGENTS:

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66 Antrim Street, Lisburn BT28 1AU
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Our Ref: IMCC/JP/8116



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.

