



**Instinctive  
Excellence  
in Property.**

# For Sale

**Trading Public House**

**On Site Of 1.77 acres**

Three Oaks Bar  
101 Mullaghinch Road  
Aghadowey  
BT51 4AX

**LICENSED**



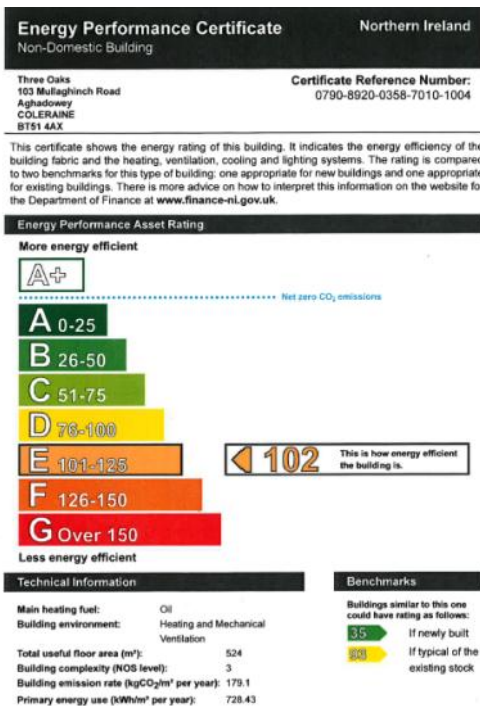
# For Sale

## Trading Public House On Site Of 1.77 Acres

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101 Mullaghinch Road  
Aghadowey  
BT51 4AX

**LICENSED**

## EPC



## Location

The property is located in Aghadowey in east County Derry close to the boundary with County Antrim. Aghadowey is located 11 miles (18 kms) south of Coleraine and 5 miles (8 kms) north of Kilrea.

The premises are located in a rural setting and the area is popular with anglers due to its proximity to the River Bann.

## Description

The property comprises a single storey traditionally constructed building which has been extended to the rear. The most recent extension is a single storey building to the side of the complex. The structure is overlaid with either pitch or flat roofs.

Internally the premises comprise a traditionally finished public bar area and to the rear is a large lounge area. Throughout the premises are ample toilets, storage and ancillary areas.

Externally the site provides a large patron car park to the side and rear.

Also within the boundary is a commercial yard with a large workshop building as well as a residential site with planning permission for a single dwelling.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice Sixth Edition, all areas being approximate.

Public bar	:	112 sq m	1,209 sq ft
Lounge	:	157 sq m	1,694 sq ft
Stores	:	175 sq m	1,883 sq ft

Total Site Area : 1.77 Acres 0.71 Hectares

## Planning

Planning permission was passed for the erection of a dwelling and garage within the site boundary. We are advised that the foundations for the garage have been laid and inspected by building control in February 2010. Please refer to Application No. C/2007/0914/RM. Site opposite no. 92 Mullaghinch Road.

## Fixtures & Fittings

An inventory of the fixtures and fittings to be included in the sale will be forwarded to interested parties.

## Rates

Capital Value £75,000 - Licensed House  
Advised annual rates liability approximately £2,700.

## Accounts

These will be provided upon request to bona fide purchasers.



## Business

This is a long established public bar trading 7 days a week.

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## Liquor Licence

The property is being sold with the benefit of an Article 5 (1) (a) Licence.

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## Sales Method

The property and business is being offered for sale on a private treaty basis. Note our client will consider selling the licence separately.

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## Guide Price

On application.

PUBLIC BAR



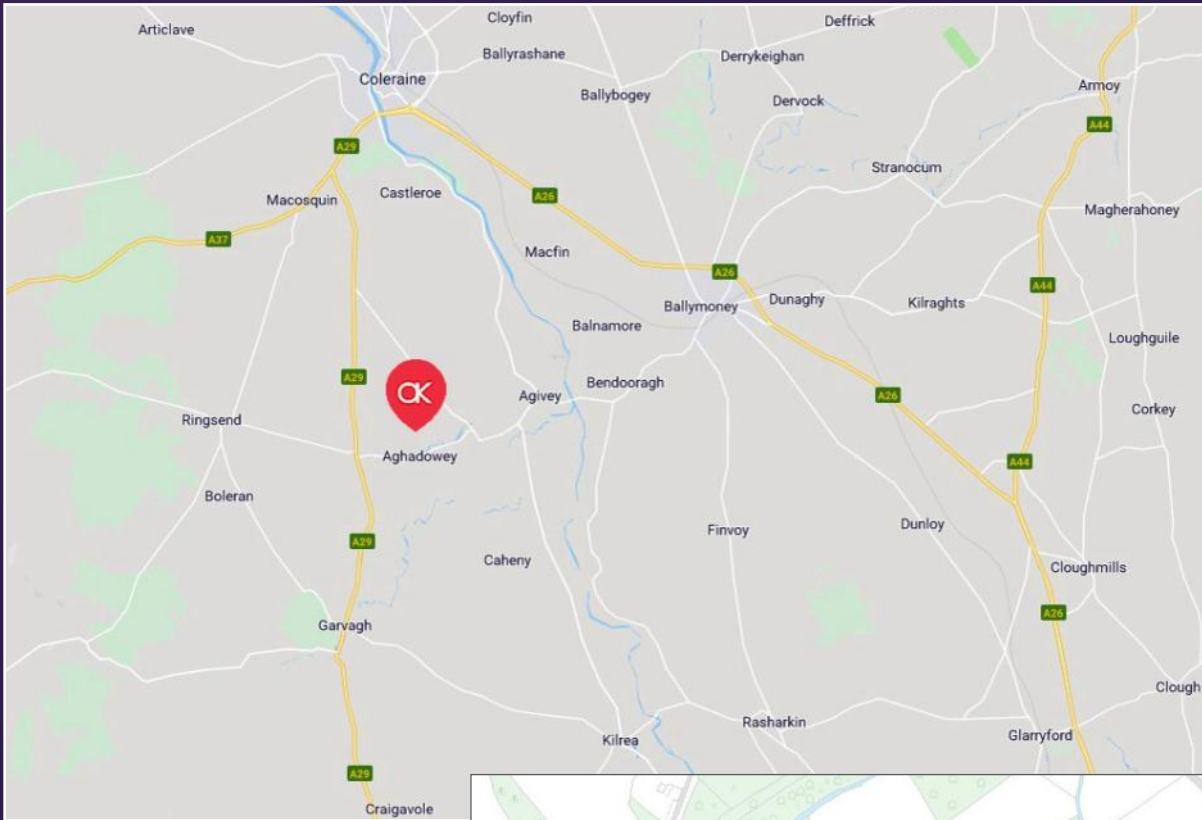
LOUNGE AREA



AERIAL VIEW



# Location Maps



FOR INDICATIVE PURPOSES ONLY

**Osborne King**  
The Metro Building  
6-9 Donegall Square South  
Belfast  
BT1 5JA

T: 028 9027 0000  
F: 028 9027 0011  
E: [property@osborneking.com](mailto:property@osborneking.com)  
 @OsborneKingNI

**MARK CARRON**  
T: 02890 270016  
M: 07980 999149  
[mark.carron@osborneking.com](mailto:mark.carron@osborneking.com)



## MISREPRESENTATION ACT 1967

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