



FOR SALE

'The Royal Bar' & Off Licence, 18 Frances Street, Newtownards, BT23 7DN

Public house with residential accommodation and adjoining, self-contained off licence

Lisney

Features

- Prominent town centre location
- Benefits from a licence to sell liquor on or off the premises
- Situated on an extensive site of c. 0.15 acres
- Redevelopment potential (Subject to planning permission)
- C. 5,669 sq. ft.

Location

Newtownards is a provincial town located c. 13 miles east of Belfast at the northern tip of Strangford Lough. The subject property occupies a prominent roadside location fronting Frances Street, one of the main retail pitches in Newtownards town centre.

The immediate area comprises a mix of retail, professional office, leisure and residential uses. Occupiers in the locality include Ulster Bank, Reeds Rains and Stewarts Solicitors.

Description

The property comprises a public house (no longer trading) with ancillary stores and residential accommodation at first floor level. There are 3 no. private bar areas within the building along with an adjoining, self-contained off licence accessed from Frances Street.

The accommodation is arranged over a mixture of two storey and single storey structures. The front of the property comprises a two-storey building of block construction comprising bar space with a former flat at first floor level while the remainder of the space is contained within single storey accommodation to the rear.

The property is situated on an extensive site of c. 0.15 acres which benefits from a rear service area and additional access onto East Street.

Licence

The property benefits from a licence to sell liquor for consumption either on or off the premises in accordance with Article 5 (1)(a) of The Licensing (Northern Ireland) Order 1996.



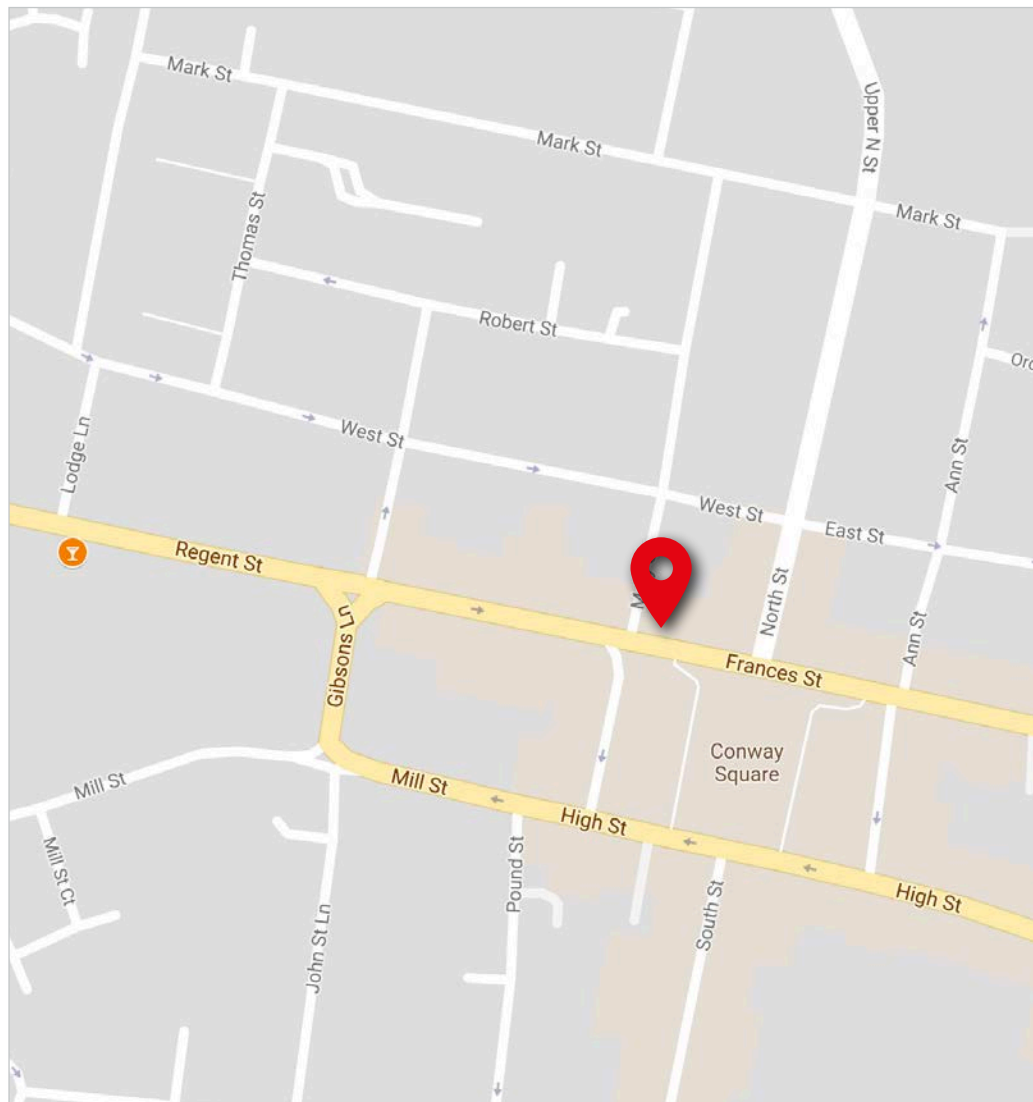
Accommodation

FLOOR LEVEL	DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Ground Floor	Bar & Store Areas	376.40	4,051
First Floor	Off Licence	16.33	176
Second Floor	Former Residential Flat	134.00	1,442
Total		545.42	5,669

Business Rates

AREA	DESCRIPTION	RATING ASSESSMENT	RATES PAYABLE 2017/2018	COMMENTS
Ground	Licensed premises (bar)	£12,500 (Net Annual Value)	£6,825.59	The rates payable figure is quoted exclusive of 20% Small Business Rates Relief, which will apply to the majority of incoming occupiers.
Ground	Shop (licensed)	£2,850 (Net Annual Value)	£1,556.23	The rates payable figure is quoted exclusive of 25% Small Business Rates Relief, which will apply to the majority of incoming occupiers.
First	Residential Flat	87,500	£634.90	



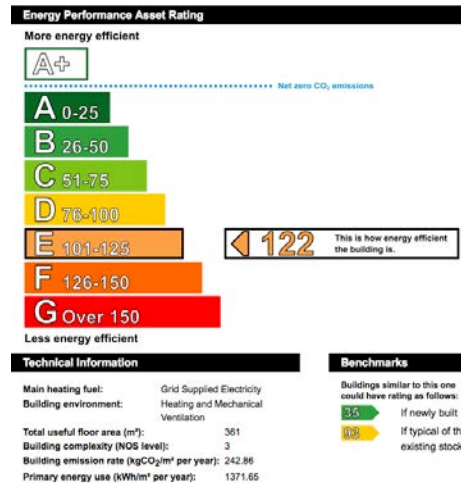


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EPC Rating - E122

The property has an energy rating of E122.

A full certificate can be made available upon request.



Asking Price

Offers are invited for the property.

Terms

We have been advised that the property is held freehold.

Stamp Duty

If applicable, will be the responsibility of the purchaser.

VAT

All prices, outgoings and rentals are stated exclusive of but may be liable to VAT.

Contact

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