

FOR SALE

AVISON
YOUNG

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



Extensive Public House with excellent living quarters located on a prominent site of c.0.5 acres with redevelopment potential for alternative uses (stpp)

Public House / Restaurant Premises on a site of 0.5 acres that may be suitable for redevelopment or alternative use (subject to planning)

Location

The Lylehill tavern occupies a prominent site on the Lylehill Road, c. 2 miles from the popular village of Templepatrick and c. 4 miles from Mallusk. Access to M2 motorway is convenient via the Templepatrick junction just c. 3.2 miles away.

Situated adjacent to the property are Lylehill Young Farmers Association and Lylehill Presbyterian Church.



Building

Suitable for a variety of alternative uses (subject to planning) with an attractive low capital value per sq ft.



Location

Fronting the Lylehill Road providing easy access to both Templepatrick and Mallusk, as well as Belfast.



Size

0.5 acre site with building of c.5,237 sq ft.



Licence

To be sold with or without the benefit of the Article 5(1)(a) Intoxicating Liquor Licence.



Accommodation

The property provides the following Gross Internal Areas:-

- **Ground Floor Bar – 2,700 sq ft / 250.8 sq m**
- **First Floor 4 Bed Dwelling – 1,100 sq ft / 102.2 sq m**
- **Barn (Ground & Mezzanine) – 1,437 sq ft / 133.5 sq m**
- Total – 5,237 sq ft / 486.5 sq m**

The subject comprises an extensive ground floor bar / function space with superb living quarters and external storage, all located on a site of c.0.5 acres. The accommodation provides a traditional bar servery, large function room with dedicated bar and extensive ancillary accommodation to include keg rooms, store rooms, WC's and utility space.

At first floor level is a 4-bed residential dwelling fitted to a good standard. This element of the property extends 1,100 sq ft and provides 4 double bedrooms, bathroom, kitchen and separate lounge.

Externally, there is an agricultural style storage shed extending approx. 1,082 sq ft at ground level and a further 355 sq ft through a mezzanine. The property benefits from a large customer car park to the rear as well as further external areas to both the front and side of property, these would be suitable for a beer garden, additional parking or storage space. Heating for the premises is oil fired central heating.

There is a right of way to the right-hand side of the property permitting access to the commercial yard to the rear. Further info available.



Fixtures and Fittings

All fixtures and fittings will be included if it is the intention of the purchaser to continue the existing business however, if the property is to be sold for alternative use, the vendor will undertake to provide complete vacant possession, if required / agreed.

Liquor Licence

Article 5(1)(a) Intoxicating Liquor Licence included in the sale.

Rates

The current NAV for the subject is £3,000 giving commercial rates payable for 2025/26 of £1,761 p.a. We note this should qualify for small business rates relief resulting in an annual 25% saving.

Price

Offers over £295,000 exclusive.

The vendor will give consideration to two separate transactions by splitting the liquor licence and bricks and mortar. Further information available on request.

VAT

All prices and rentals quoted are exclusive of, and may be subject to VAT.



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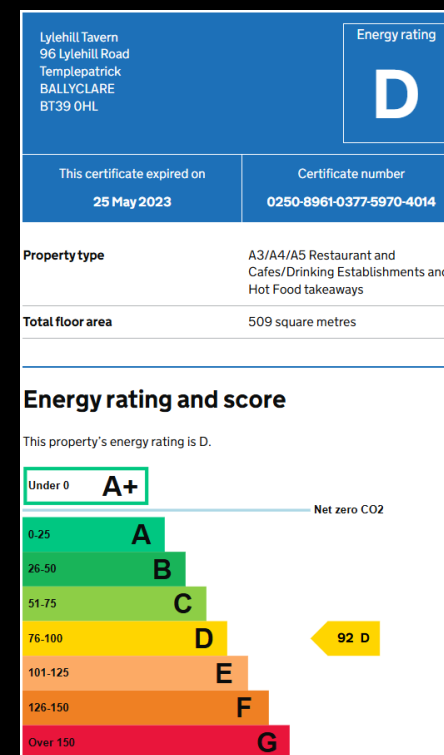
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Energy Performance Certificate



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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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