

FOR SALE



McAtee's Bar

Bar, Restaurant & Off-Sales

19-21 Main St | Fintona | Omagh | BT78 2AA



Location

McAtees occupies a prominent position on the Main Street within Fintona. The property was established as a public house in 1810 and has become an established venue in the local community.

Internal Description

The property benefits from numerous features typical of a modern bar and restaurant including large feature bar servery, seating areas (approx. 80 covers) and dedicated off-sales, with separate access. The property was the subject of a purpose rebuild, completed to a high specification in 2004. The ground floor customer area is of an open plan nature and designed and furnished to a quirky interior, fitting of the venue with booths and long table seating, which leads to an impressive outdoor beer garden/smoking area.

Ancillary areas include customer WCs, stores and a ground floor thermostatically controlled chill room. A modern fully fitted kitchen is situated to the rear of the premises with loading facilities onto the back carpark/yard. The premises benefit from oil fired central heating and a dumbwaiter elevator leading from the kitchen to the first floor.

The first-floor accommodation comprises of a large storage area, additional toilets and office. The first floor is accessed via a separate side stairwell, which is open from the main bar area also. The area provides significant space for further hospitality development and should be able to cater for an additional circa 80 covers if desired (STP).



External Areas

The courtyard and beer garden are located immediately to the rear of the property and provide ample space. The rear service yard and carpark with direct access into the premises. Vehicular access is possible via Abbey Terrace.



The Business

McAtee's is a privately owned and operated business with the site operating as a public house for over 110 years, with the addition of the restaurant in recent times. During this time the business has attained popularity for its food and beverage offering along with a popular live music set. The property can further provide function areas available for hire.

Further detailed information is available on request to genuine parties.

Licence & Opening Hours

The property has been granted a Liquor Licence in accordance with the Licencing Act. We understand that the property has permission to sell alcohol until 23:00 with a late weekend extension. All Licences are attached and included with the sale.

Tenure & Disposal Process

We understand the property is held Freehold We anticipate that the sale will be by way of a Transfer of a Going Concern (TOGC). We understand that staff may be protected under Transfer of Undertakings (Protection of Employment) Regulations 2006 (TUPE). We recommend parties satisfy themselves on this point. The development land is within the Title.

Costs

VAT should not be applicable to the purchase price but may be calculated on apportionment. We recommend parties satisfy themselves on these points.

Fixtures & Fittings

We understand that all fixtures and fittings owned outright are included as part of the sale price (excluding stock at valuation which will be purchased in addition on completion).



Media

McAtee's has an established online media presence through social media outlets. McAtee's Facebook page features over 4,500 followers. All social pages are included with the sale.



Rating

The subject property is listed in the 2025 Rating List with a Rateable Value of £12,900. The information has been taken from the Land & Property Services website.

Viewing

For a formal viewing please contact the selling agents. Note that all viewings should be made through the agent.

Further Information

Joint selling agents:



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