



OKT
O'CONNOR KENNEDY TURTLE

FOR SALE Extensive public bar, restaurant, function room and car park
The Quoile Bar & Bistro, 2B Strangford Road
Downpatrick BT30 6SL

LOCATION

Downpatrick is an ancient town located in Co Down c. 21 miles South of Belfast and with a population of 11,000 people and a wider catchment area with a number of other towns such as Carryduff, Saintfield, Portaferry, Castlewellan and Newcastle.

Downpatrick has a number of leisure attractions which include Downpatrick and County Down Heritage Museum, Downpatrick Racecourse and the St Patrick's Centre.

The Quoile Bar & Bistro is located on the Strangford Road, one of the main commuter roads in and out of the town.

The property is within walking distance of Downpatrick town centre and nearby residential areas.

DESCRIPTION

The subject comprises a substantial licensed premises that has been fully refurbished in 2018 to an excellent standard throughout. The accommodation includes an open plan entrance foyer, a 120 seat public bar and restaurant with unspoiled views of the cricket ground.

Externally the property benefits from extensive car parking for up to 120 cars.

The restaurant is complimented by a fully fitted modern commercial kitchen with ancillary stores to include a walk-in chiller.

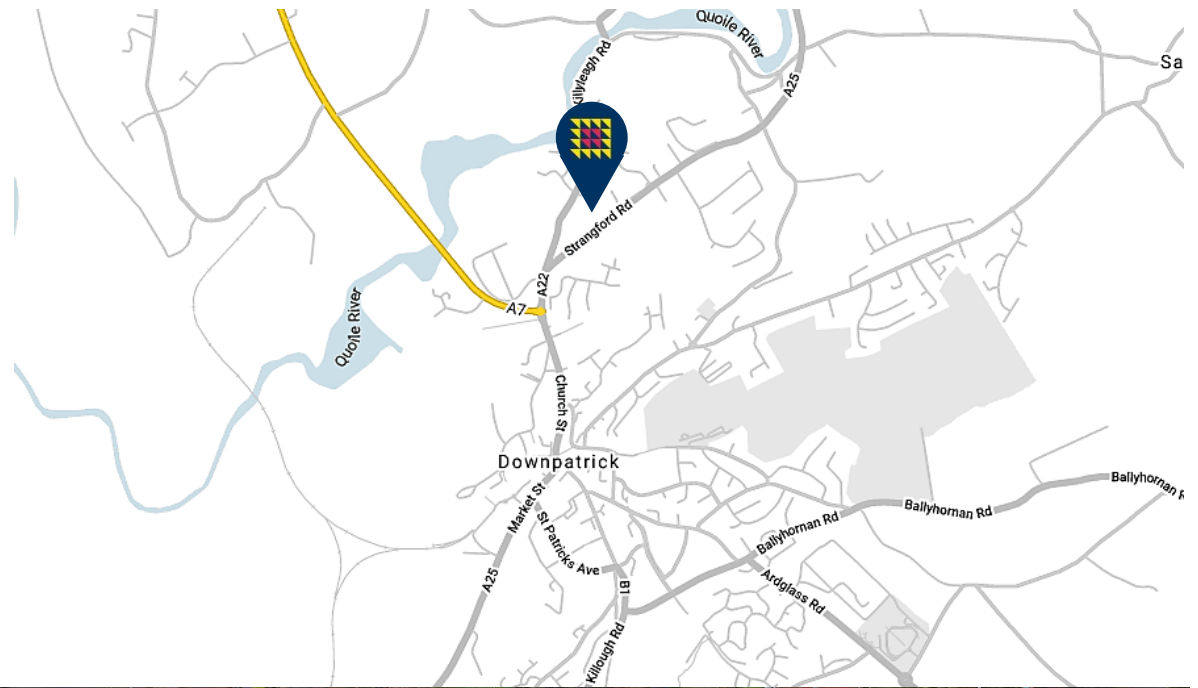
There is a large function room which can seat up to 520 persons and a small conference room with a capacity of 60 persons.

The premises is DDA compliant and includes both staff and customer toilets with a disabled access toilet and a ramp providing access to both the bar and function rooms.

The property would be suitable for a range of alternative and other leisure uses (subject to planning).

SITE AREA

The subject sits on a site of approximately 1.1 acres.





The Quoile Bar & Bistro



ACCOMMODATION

Description	Area sq m	Area sq ft
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Entrance Foyer	c. 73 sq m	785 sq ft
Bar / Restaurant	c. 195 sq m	2,100 sq ft
Function Room 1	c. 325 sq m	3,500 sq ft
Function Room 2	c. 62 sq m	670 sq ft

TOTAL ACCOMMODATION:	c. 655 SQ M	c. 7,055 SQ FT
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Plus Car parking for 120 cars

FIXTURES AND FITTINGS

An inventory of the fixtures and fittings to be included in the site will be provided upon request.

SALES DETAILS

PRICE

Price on Application.

TITLE

The premises are held by way of 125 year lease from June 2018, subject to payment of rent of £1,000 per annum.

LICENSING

The property is being sold with the benefit of a valid 5(1) (a) Liquor Licence and Entertainment Licence for 820 persons.

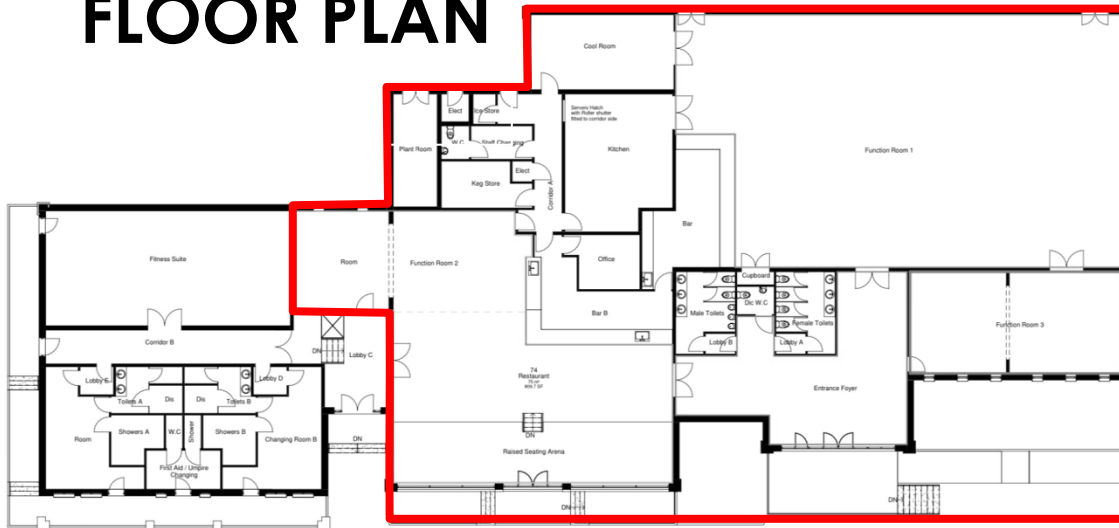
ACCOUNTS

Accounts can be provided to bona fide parties upon request.



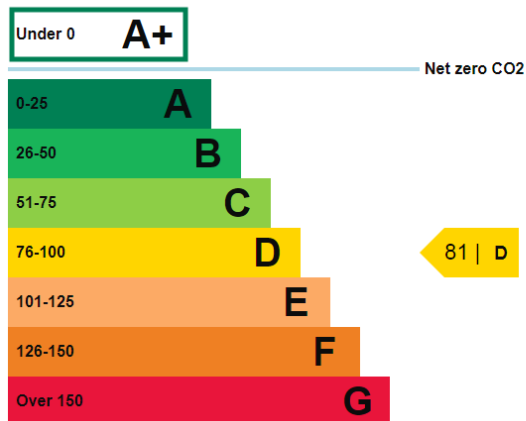
The Quoile Bar & Bistro

FLOOR PLAN



Energy efficiency rating for this property

This property's current energy rating is D.



Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £32,800. The commercial rate in the pound for 2019 / 2020 is £0.515209.

Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.

VAT

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

FURTHER DETAILS



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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.