



**Instinctive
Excellence
in Property.**

For Sale

Trading Public House

The Tower Inn
12 Mill Street
Newtownards
BT23 5EA

LICENSED PREMISES





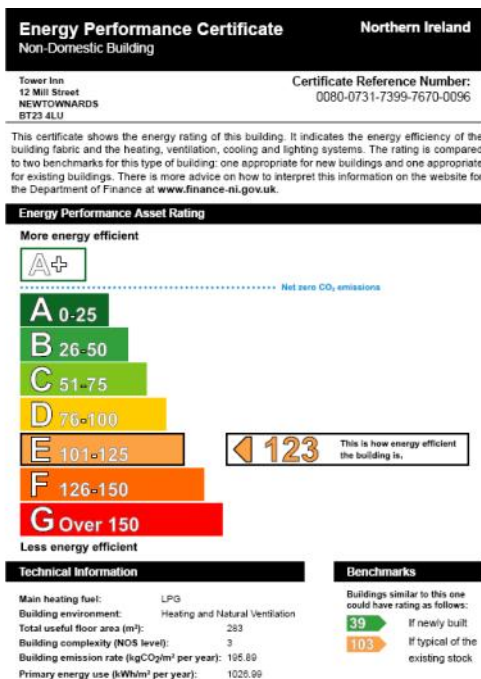
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12 Mill Street
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BT23 5EA

LICENSED PREMISES

EPC



Location

Newtownards is a large town in Co. Down, positioned some 4.5 miles from Bangor and 10 miles east of Belfast. The area benefits from good transportation links with regular bus routes serving the town and providing access to Belfast and Bangor.

The Tower Inn public house occupies a strong position on Mill Street in the centre of Newtownards. The surrounding area is full with other commercial and retail occupiers including Grant Estate Agents, Homestyle Décor and Boyd Rice Solicitors.

Description

The property comprises a two storey mid terrace public house which is of traditional construction. The front elevation is rendered and painted with the roof over pitched and overlaid in slate. All access is through the entrance doors directly off Mill Street. The first floor is accessed via stairwell at the rear of the bar.

The property comprises downstairs public bar with access to a smoking area at the rear, beside which is a storage area running off the bar servery within which is a small keg room.

Finishes inside the bar include a part tiled and timber flooring, plastered and painted walls with recessed spotlighting and traditional bar setting. To the rear is a beer garden.

Accommodation

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

Ground Floor	:	114 sq m	1,230 sq ft
First Floor	:	50 sq m	544 sq ft
Site Area	:	0.12 acres	

Fixtures & Fittings

An inventory of fixtures and fittings will be provided upon a sale agreement.

Rates

We have been advised by the Land and Property Services website of the following rating information: -

Net Annual Value - £13,000

Rate in the £ for 2019/2020 - £0.569837

Accounts

These will be provided to bona fide purchasers upon request.

Licensing

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

TUPE

Full details will be provided to prospective purchasers.

VAT

All prices quoted are exclusive and may be liable to VAT.

Title

Advised Freehold / Long Leasehold.

Guide Price

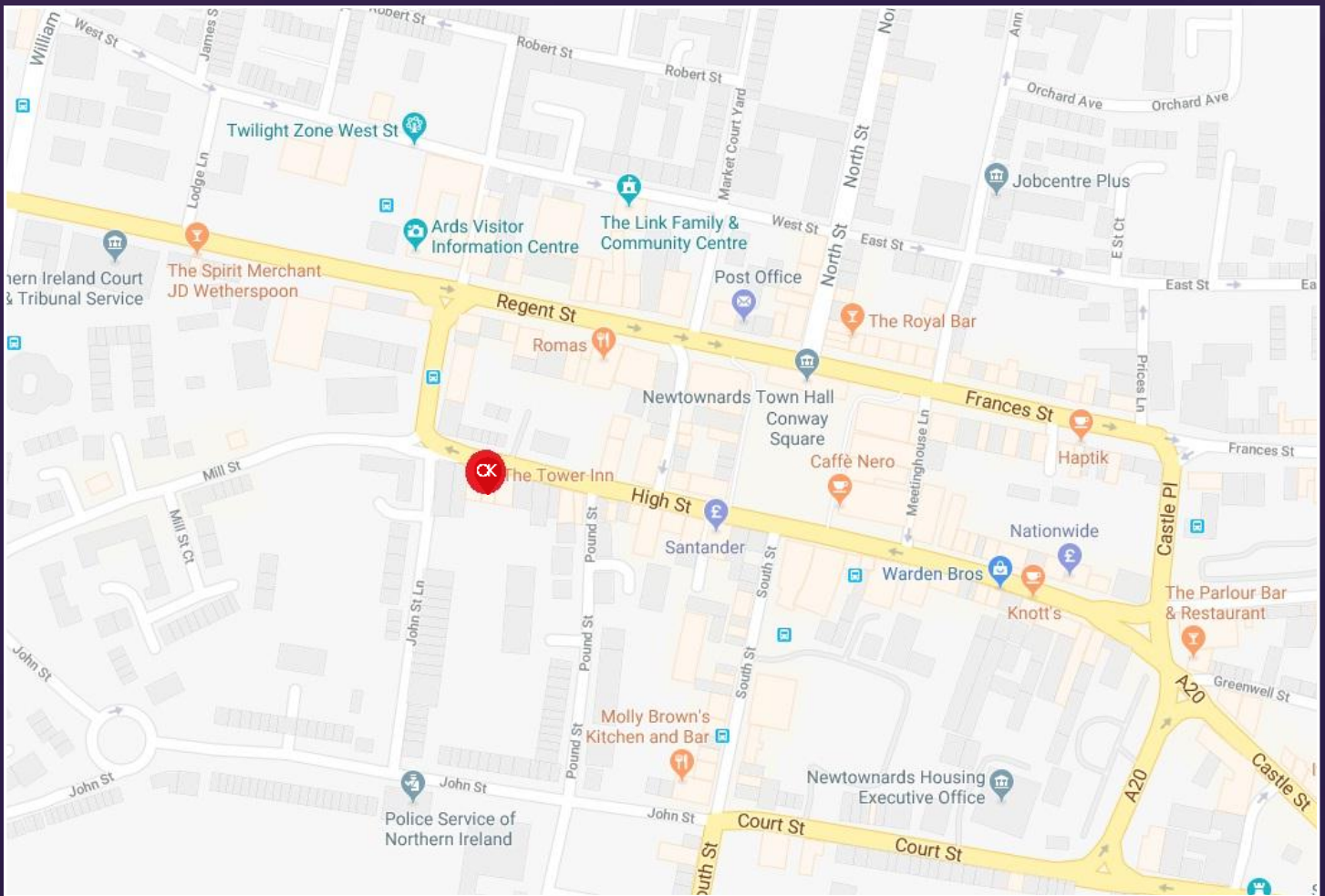
Available upon application.

Method of sale

Private treaty.



Location Maps



FOR INDICATIVE PURPOSES ONLY

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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/ukksi/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. 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.

MISREPRESENTATION ACT 1967

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