



Instinctive  
Excellence  
in Property.

# For Sale

## The Victoria Bar

32 Barrack Street  
Armagh  
BT60 1AD

PUBLIC HOUSE



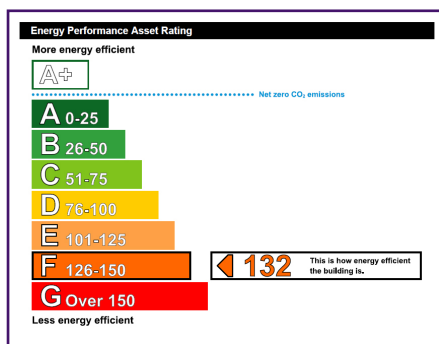
# For Sale

## The Victoria Bar

32 Barrack Street  
Armagh  
BT60 1AD

**PUBLIC HOUSE**

## EPC



## Location

The business is located in Armagh city, the county town of Armagh. The city is located approximately 40 miles south west of Belfast and 19 miles north west of Newry.

The property is located on Barrack Street which is a busy pedestrian and vehicular thoroughfare and is at it's junction with The Mall West.

The surrounding area is primarily local independent retailers and residential housing close-by.

## Description

The property comprises a mid terrace building of traditional construction with a slate roof which has been extended to the rear. The building provides ground and first floors over basement with no external space.

Internally the property is traditionally finished with a public bar and lounge areas on the ground floor. Male WC's are located off this area and female WC's located on the lower ground via a staircase.

The first floor lounge and darts room is accessed via a staircase located to the rear of the public bar. These two upper floor areas are finished to a basic standard with a separate counter service area.

The lower ground is accessible from either floor via a metal staircase and provides keg and bottle storage as well as access to the rear of the property onto Little Barrack Street.

## Accommodation

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

Description	Sq M	Sq Ft
Public Bar & Lounge (Ground Floor)	107	1,150
Lounge & Darts Room (First Floor)	90	969
Keg, Bottle & Ancillary Stores (Lower Ground)	-	-

## Fixtures & Fittings

All inventory of the fixtures and fittings to be included in the sale will be provided.

## Commercial Rates

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

Net Annual Value : £11,000\*

Rate in the £ for 2020/2021 : £0.533413

\* This property qualifies for Small Business Rates Relief at a discount of up to 25%.

## Licence

The property is being sold with the benefit of a 5(1)(a) liquor licence.

## Title

Assumed freehold/long leasehold.



## VAT

All prices quoted are exclusive of and therefore may be liable to VAT

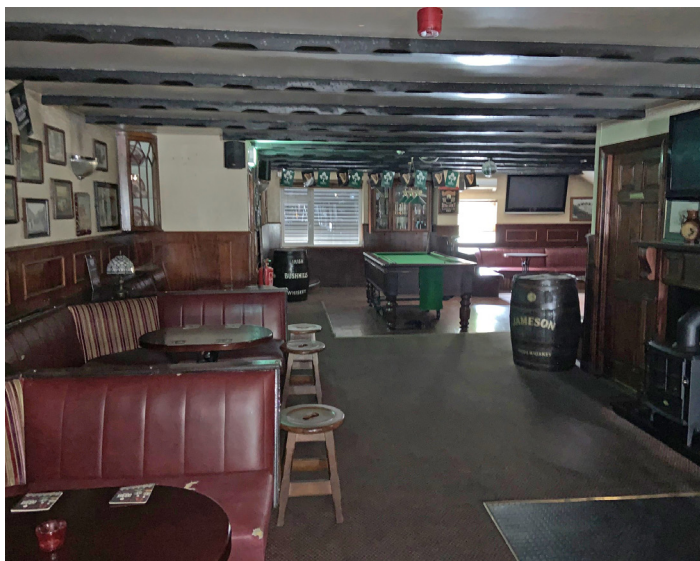
## Sales Process

The licensed premises are being sold by way of Private Treaty.

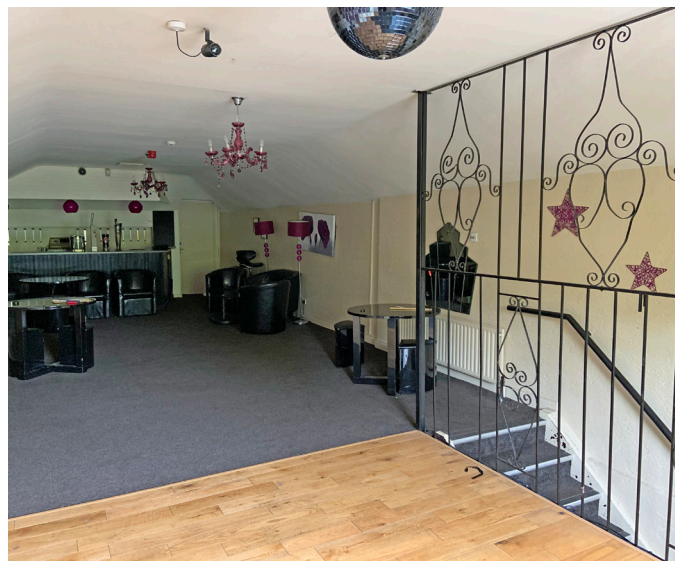
Note the building at No. 34 Barrack Street previously trading as the "Off Sales" is **not** included in the sale.

## Guide Price

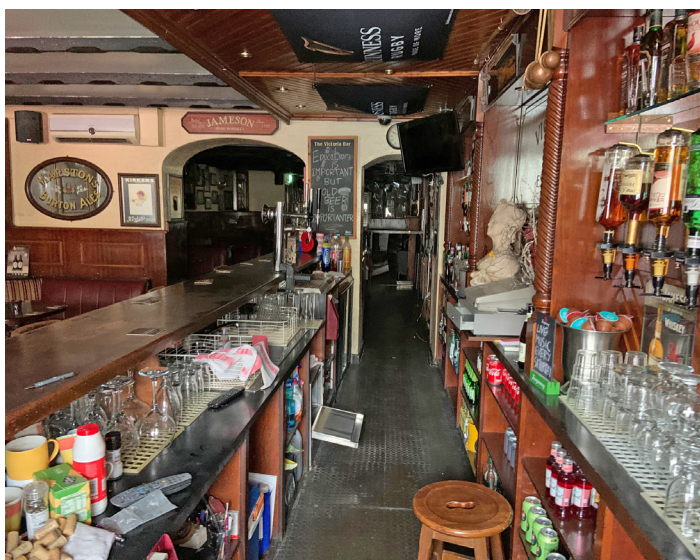
On application.



Rear Bar



First Floor Lounge



Public Bar



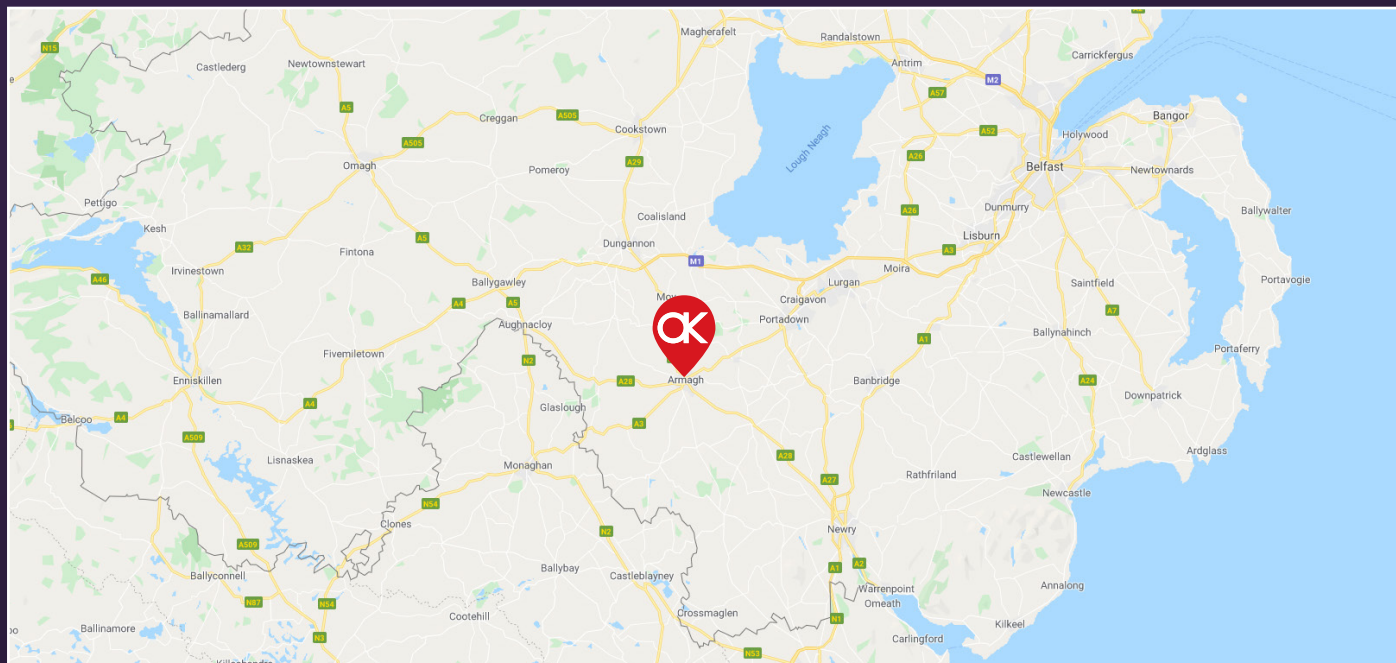
Front Public Bar



# Location Maps



Osborne  
King



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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/uk/si/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

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: The Metro Building, 6-9 Donegall Square South, Belfast, BT1 5JA. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.

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