



Instinctive
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For Sale

Public House

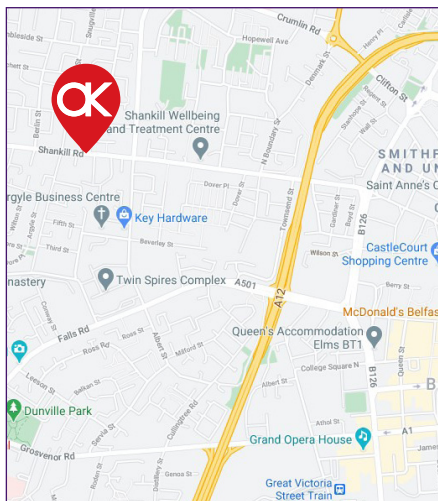
Rex Bar
215 Shankill Road
Belfast
BT13 1FQ

PUBLIC HOUSE

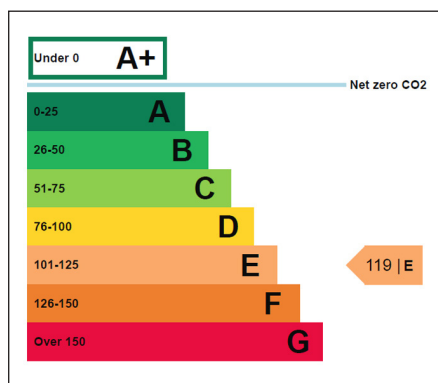


PUBLIC HOUSE

Location Map



EPC



Location

The traditional public house is located on the Shankill Road situated to the west of Belfast city centre at its junction with Moscow Street. Neighbouring occupiers include Stevenson Butchers, McDowell's Pharmacy and the Co-Operative opposite.

Description

The subject comprises an end-terraced building of traditional construction with a slate covered roof and smooth rendered/painted exterior, entry to the public house is via front and side doors.

The property provides two floors with a ground floor public bar and first floor lounge, which are fitted to a traditional standard to include perimeter seating, recessed lighting and plaster/painted walls. The first floor lounge is accessed only via stairs, W/C's are located on each level.

Accommodation

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

Description	Sq Ft	Sq M
Ground Floor	700	66
First Floor	655	61.8
Total	1,355	127.8

Title

Assumed freehold/long leasehold.

Rates

We have been advised by the Land and Property Services of the following for the property:

Net Annual Value: £11,000
Rate in the £ for 2020/2021: 0.538166

Licence

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

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Sales Process

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

Guide Price

On application.

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MISREPRESENTATION ACT 1967

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