



Part of the  
Savills Group



# For Sale

## Extensive Public Bar & Restaurant

Hunters Bar  
106 Cushendall Road  
Ballyvoy  
Co. Antrim  
BT54 6RA

**LICENSED**



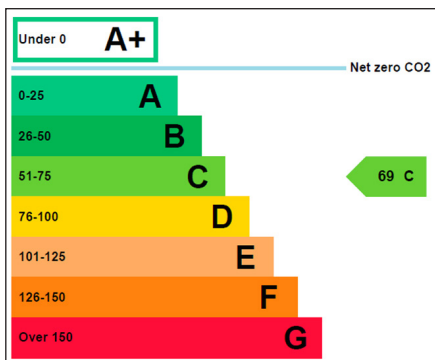
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106 Cushendall Road  
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## EPC



## Location

This well-established licensed premises is located on the north coast in the village of Ballyvoy, Co Antrim which is on the main A2 close to Ballycastle. The village lies within the Antrim Coast and Glens Area of Outstanding Natural Beauty and is part of Causeway Coast and Glens District Council. The property sits prominently on the Cushendall Road and Torr Road with ample on-site car parking.

## Description

The property comprises a traditionally constructed two-storey building covered by a pitched slate roof. The property has been extended to the rear with a modern single storey extension again covered with a pitched with ample natural lighting. A further extension to the rear provides a WC block.

Internally the property is laid out to provide front public bar with extension lounge/ function room to the rear with a fitted kitchen off. A further WC block is centrally located between the bar and lounge. The property is finished to a good standard throughout. The property benefits from oil fired central heating and stove in the front bar.

Externally there is a large partly covered customer area. There is ample car parking to the side of the buildings accessed off Cushendall Road.

## 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	2,931	272
First Floor (stores)	1,131	106
<b>Total Net Internal Area</b>	<b>4,062</b>	<b>378</b>

Site Area: 0.5 Acres

## Rates

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

Net Annual Value: £7,200

Estimated rates payable: £4,125



## Accounts

These will be provided to bona fide parties upon request.

## Licence

The property benefits from a 5(1)(a) liquor licence and late Entertainments Licence.

## Fixtures & Fittings

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

## Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

## Sale Details

Price on application.

## VAT

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

## TUPE

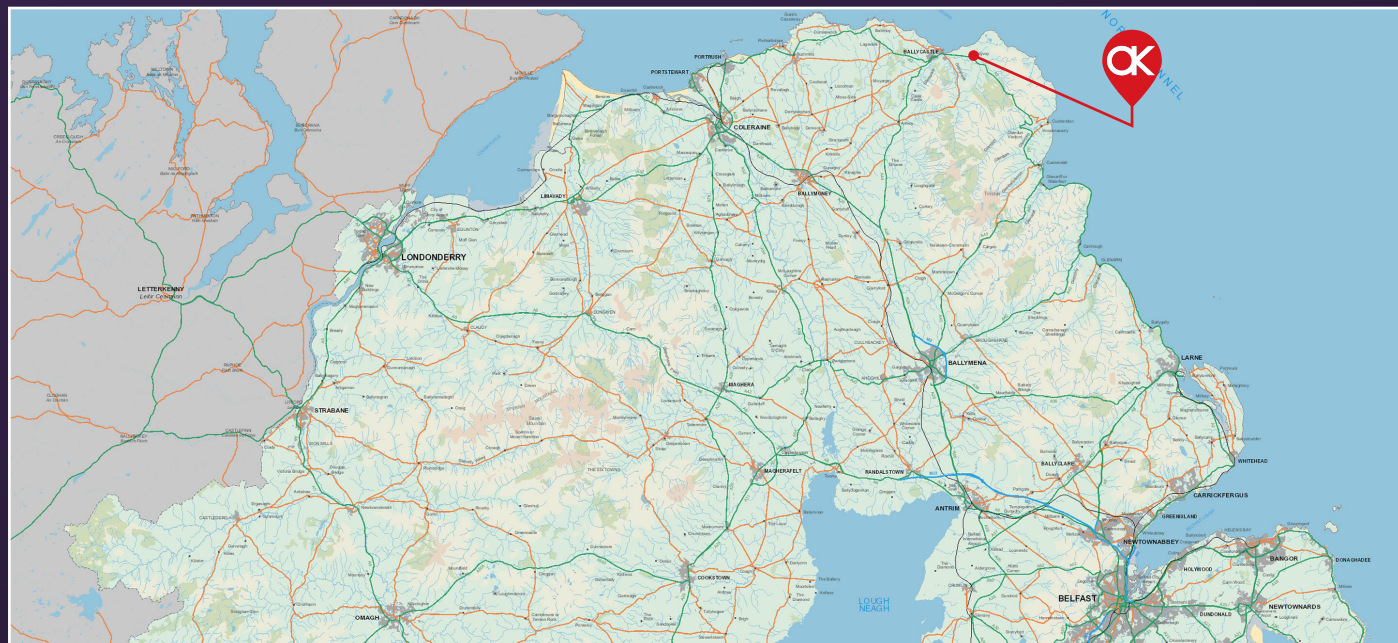
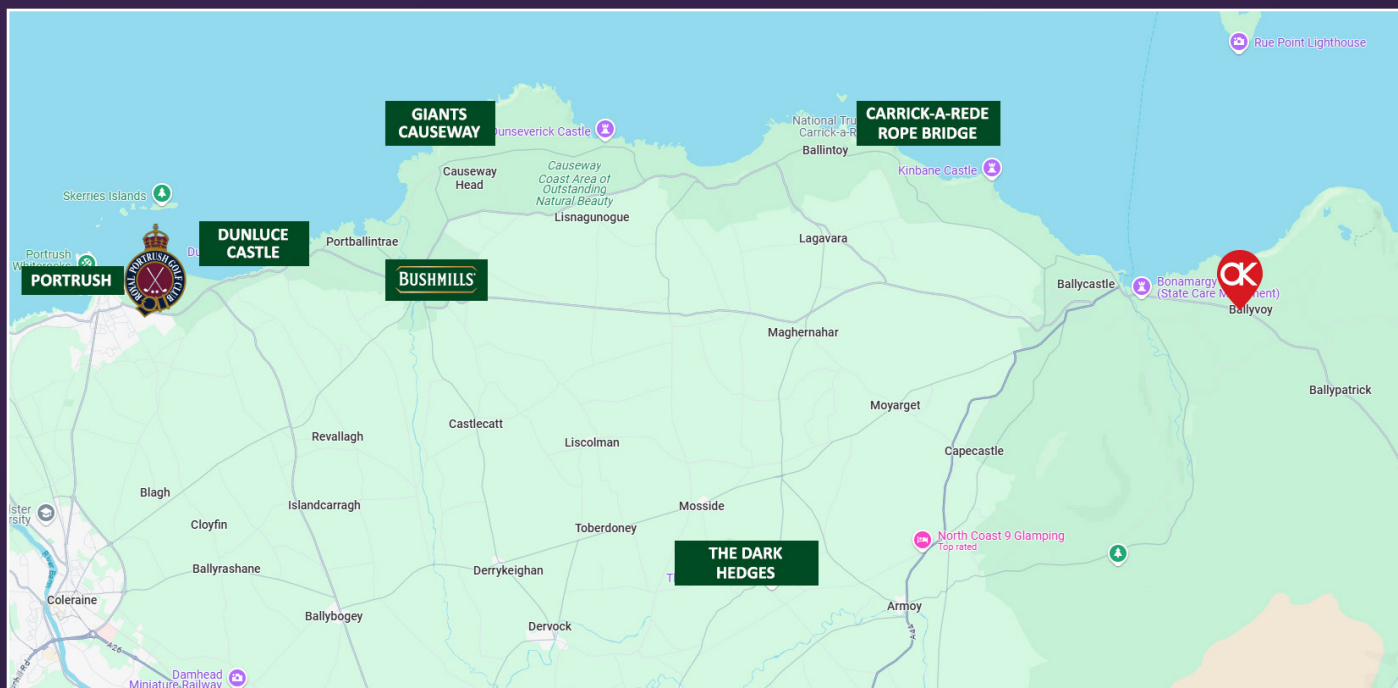
The licensed business is offered for sale as going concern and the purchaser will be required to comply with the current TUPE legislation and employment transfer.



# 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: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. 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.