

FOR SALE



Tower Inn

12 Mill Street, Newtownards, BT23 4LU

- Long-established licensed public house
- Prominent town centre location
- Potential redevelopment opportunity

078 0103 2053



Location

The premises occupy a prominent site fronting a main thoroughfare a short walk from the town centre. Newtownards had a population of 29,677 people in the 2021 census and is located approximately 10 miles from Belfast on the northern tip of Strangford Lough.

Description

The premises comprise a two-storey public house of traditional construction with a timber pitched roof covered in slate. The ground floor includes a traditional public bar and lounge area. Ladies' and gents' toilet facilities are provided at rear. The first floor features a lounge bar accessed by internal stairs from the ground floor. The property sits on an extensive site of approximately 0.1 acres (4,485 square feet).

Rates

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

Net Annual Value: £10,000

Estimated rates payable 2024/2025: £5,687

Title

We understand that the property is held Freehold / Long Leasehold.

Fixtures & Fittings

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

EPC

Pending

VAT

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

Licensing

The property benefits from a 5(1)(a) Intoxicating liquor licence.

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.

Sale Proposal

Price £195,000

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.

Contact

By appointment through sole agents:

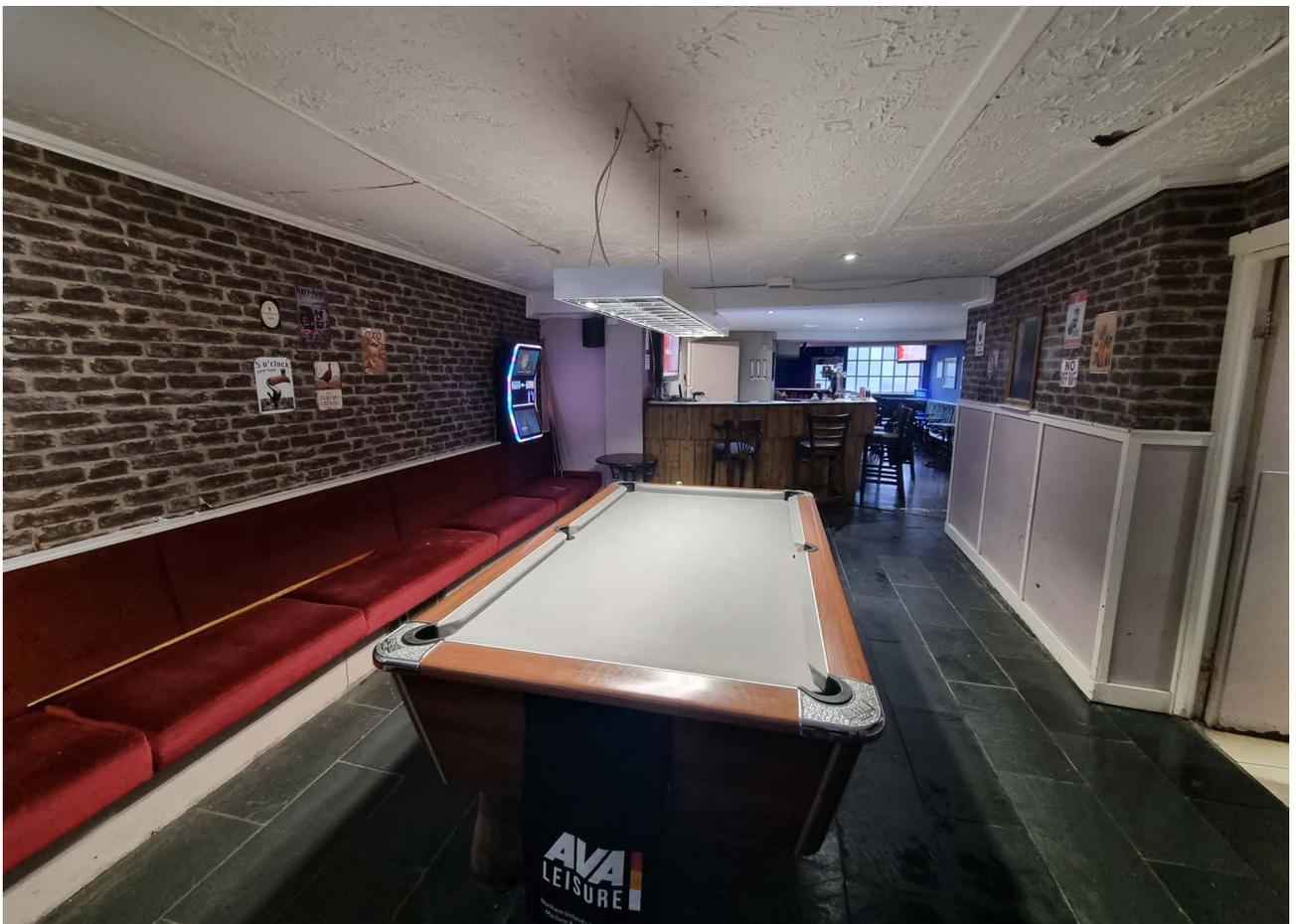
Brian Nixon

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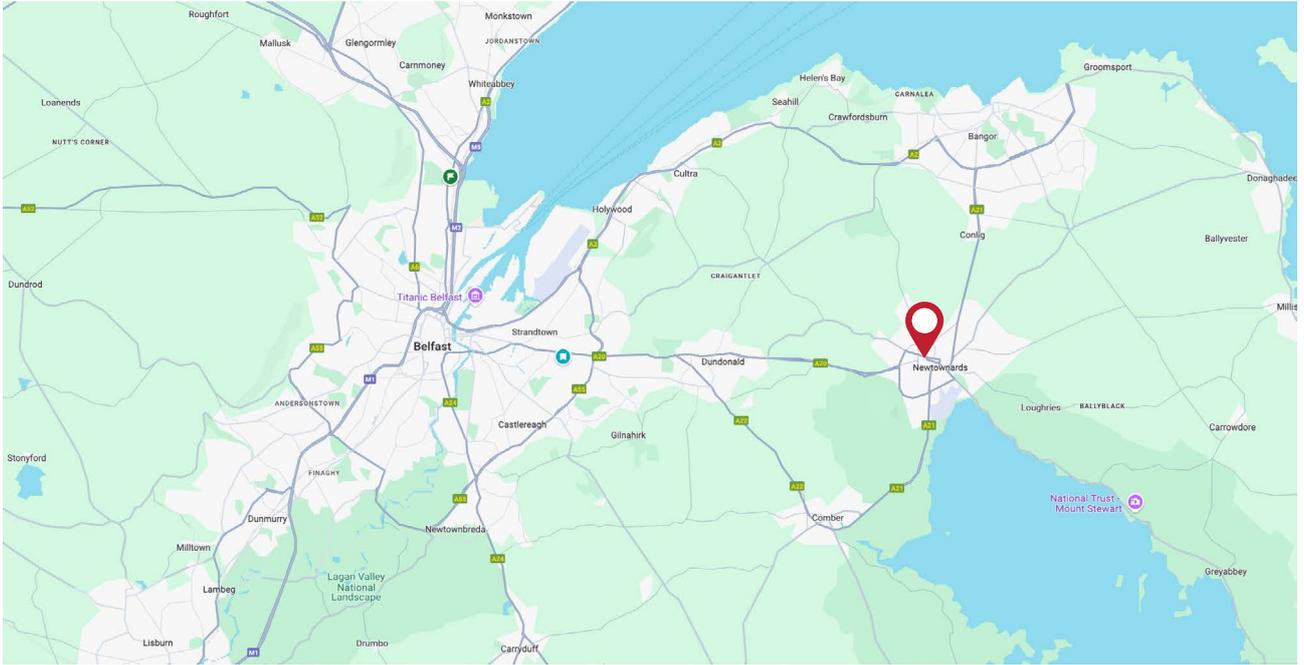
Whelan Commercial Ltd
Scottish Provident Building
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Location map



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