

**FOR SALE**



# Central Bar & off Sales

1 Cross Street, Killyleagh, Co Down, BT30 9QG

- Long established licensed premises
- Prominent town centre site
- Well presented upper floor living accommodation
- Potential residential development opportunity

**078 0103 2053**



## Location

Killyleagh is located approximately 20 miles south east of Belfast and 6 miles north east of Downpatrick. The historical town has an attractive period townscape and is situated on the shores of Strangford Lough. Killyleagh is a popular tourist destination and has a resident population of 2,787 people in the 2021 Census.

## 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 with a side lounge and a separate off sales shop accessed from Shore Street. The upper floor living accommodation is accessed from within the bar area

To the rear is a large outside smoking area (partially covered) and yard including a two storey storage building with potential for conversion to residential use with access from Shore Street.

## Accommodation

- Basement – keg store accessed from within the bar area.
- Ground Floor – Public bar, Lounge bar/Pool Room, ladies and gents toilets. Off sales shop with stores.
- First Floor – Living room, kitchen, utility/shower and wc, bedroom.
- Second Floor – two bedrooms.

## Rates

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

Public House - Net Annual Value: £6,5000

Estimated rates payable 2024/2025: £3,775

Living Accommodation – Capital Value: £70,000

Estimated rates payable 2024/2025: £680

## Title

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

Note: The premises are currently occupied under an informal lease

## Fixtures & Fittings

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

## VAT

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

## Sale Proposal

For sale by private treaty. Price on application

## 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.

## EPC

Pending

## Contact

By appointment through sole agents:

**Brian Nixon**

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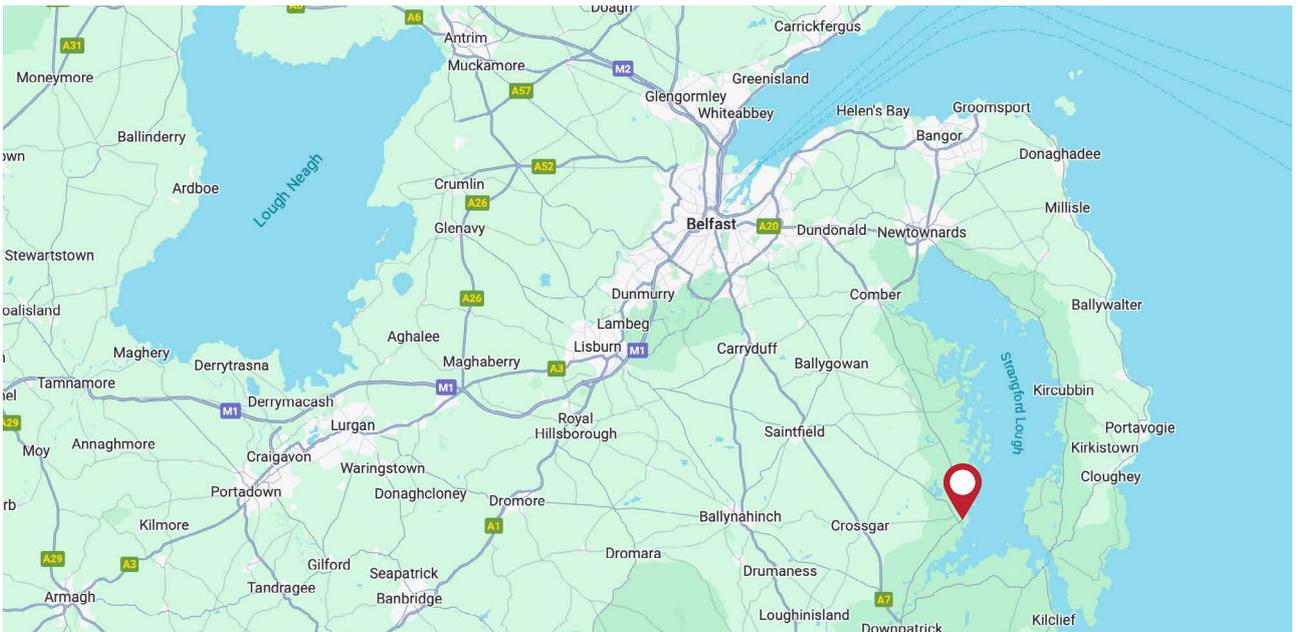








## Location map



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