

FOR SALE

Greenans, 1d Hilltown Road, Cabra, Newry, BT34 5EZ

AVISON
YOUNG



Extensive Public House/Restaurant located on a highly prominent site with obvious potential for redevelopment / alternative use (subject to planning).

Public House / Restaurant Premises on a site of 0.9 acres suitable for redevelopment or alternative (subject to planning)

Location

The subject property occupies a highly prominent position on the main A25 linking Castlewella and Rathfriland.

The site is located in Cabra, which is adjacent to Kilcoo in rural County Down. Belfast is located approximately 35 miles north and Newry is positioned only 15 miles south west. The property benefits from a large rural hinterland and a catchment area including Cabra, Kilcoo, Castlewella, Rathfriland and Hilltown.



Building

Suitable for a variety of alternative uses STPP with an attractive low capital value psf.



Location

Fronting the busy A25 with a good level of passing traffic and a strong catchment area.



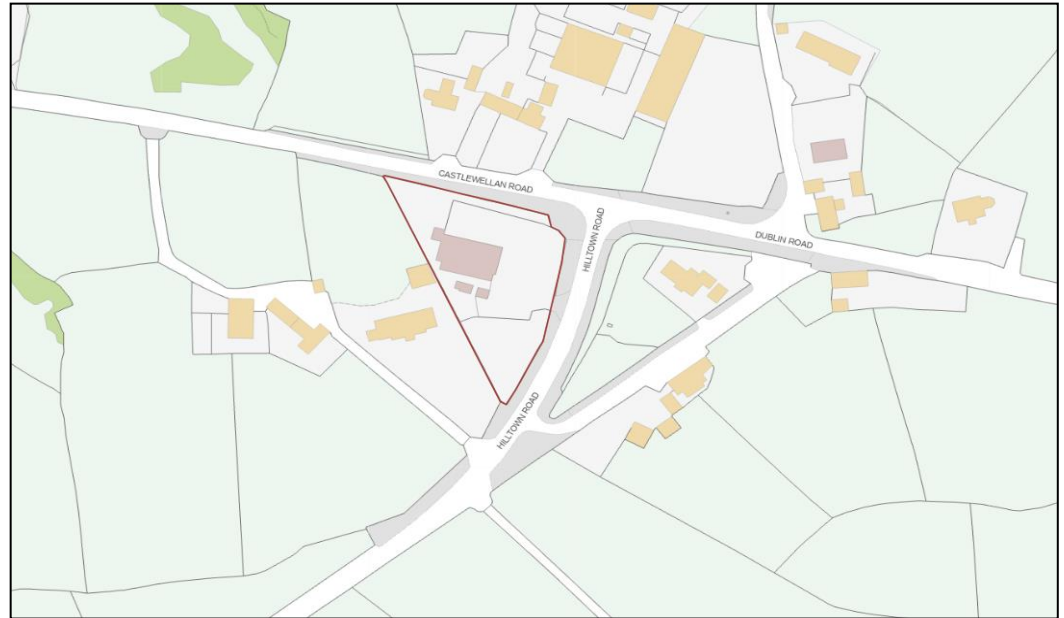
Size

0.9 acre corner site with building of c.4,500 sq ft.



Licence

To be sold with the benefit of the Article 5(1)(a) Intoxicating Liquor Licence or offers for the site / property only.



Accommodation

The property provides the following Gross Internal Areas:-

- **Ground Floor - 4,500 sq ft / 418 sq m**

The subject comprises an extensive bar / restaurant fitted to an impressive standard, all located on a site of c.0.9 acres. The accommodation contains several large open plan areas, to include restaurant, lounge bar, conservatory and a public bar together with a range of ancillary accommodation.

Externally, there is a large customer car park capable of accommodating approximately 50 vehicles together with a terrace and kid's play area.

The property could easily be adapted for an alternative commercial use and the vendor will give consideration to separating the property and licence in two separate sales, if necessary.

Planning

The subject currently benefits from planning permission for a bar / restaurant and given this existing use, we understand consideration would be given to alternative commercial uses (subject to planning) or a part residential / commercial proposal.



Fixtures and Fittings

All fixtures and fittings will be included if it is the intention of the purchaser to continue the existing business however, if the property is to be sold for alternative use, the vendor will undertake to provide complete vacant possession.

Liquor Licence

Article 5(1)(a) Intoxicating Liquor Licence included in the sale.

Rates

The current NAV for the subject is £9,900 giving a rates payable for 2024/25 of £5,747, but the property will be reassessed if put to an alternative use.

Price

Offers over £395,000 exclusive.

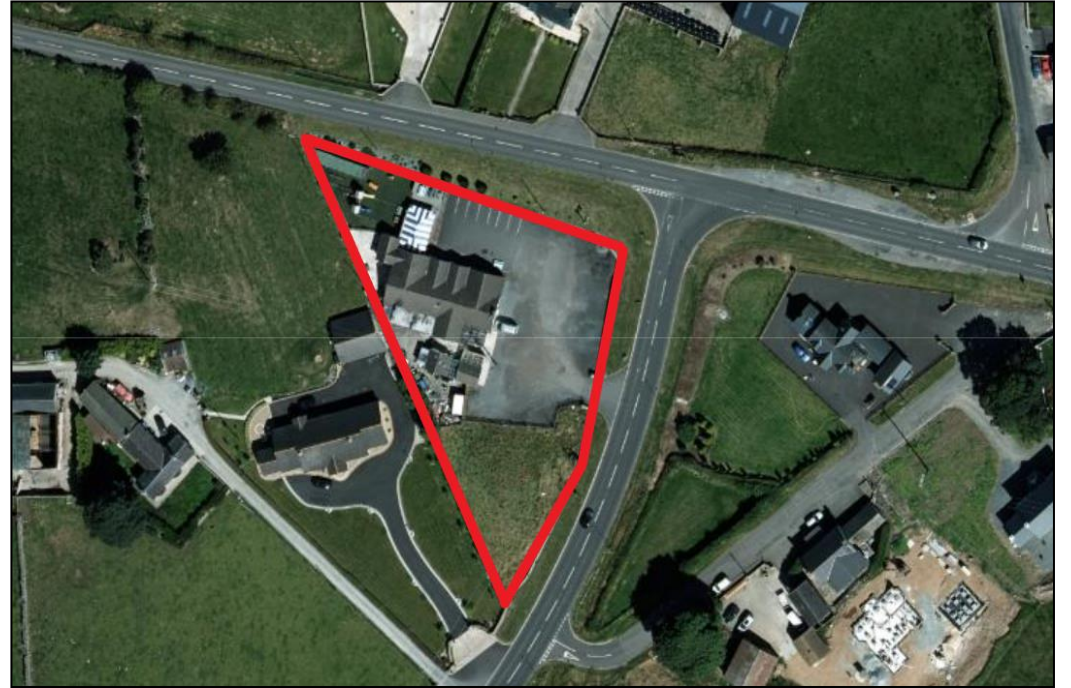
The vendor will give consideration to two separate transactions by splitting the liquor licence and bricks and mortar. Further information available on request.

VAT

All prices and rentals quoted are exclusive of, and may be subject to VAT.



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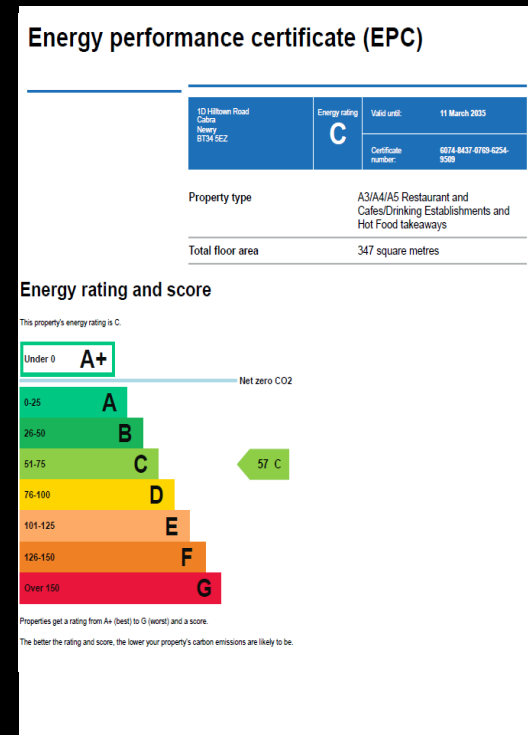
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Energy Performance Certificate



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1. Corporate structure and ownership details.
2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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