

For Sale

The Village Tavern, St Pauls Road, Articlave

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Summary

- Valuable Licensed Premised with 60 Seater Restaurant & Living Accommodation.
- Located on the outskirts of Coleraine in the coastal village of Articlave.
- Net Internal Area of c.2,783 sq ft (c.258.54 sq m).
- Potential to buy and run as a going concern or create a Licensed premises Investment.
- The property benefits from a long and well established trade and offers on site car parking .
- Further potential to relocate the liquor license & redevelop the site for alternative use (STP)
- Available Summer 2025 subject to the expiry of short lease.

Licensed Premises & Restaurant

Offers Over £300,000

Accommodation

Net Internal Area:

c.2,783 sq ft (c.258.54 sq m)

Public Bar:

c. 1,435 sq ft (c. 133.28 sq m)

Restaurant:

c. 1,002 sq ft (c. 93.1 sq m)

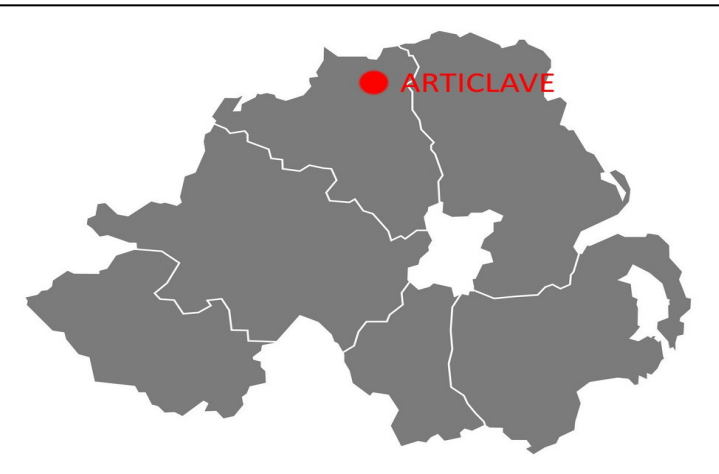
Kitchen:

c. 346 sq ft (c. 32.19 sq m)

Plus W.C Facilities



Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY



Sales Details

Asking Price:

Offers Over £300,000

VAT:

All outgoing and rentals are Quoted exclusive of but may be liable to VAT

Tenure:

Assumed to be Freehold

Rates

NAV:

£6,400 - Public House

£7,900 - Restaurant

Non-Domestic Rate in £:

0.588556

Residential - Annual Rates

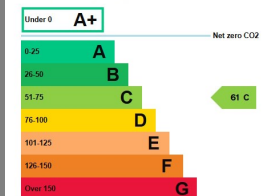
Payable

£372.55

EPC:

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
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