

FOR SALE / TO LET

The Harbour Inn, 6 Harbour Drive, Annalong, BT34 4TT

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Extensive Coastal Public House/Restaurant with Spectacular Ocean Views

Public House / Restaurant Premises on a site of 0.25 acres with redevelopment potential (subject to planning)

Location

The subject property occupies an impressive site overlooking Annalong Harbour and the Irish Sea.

The site is located in Annalong, which is a seaside village in County Down, at the foot of one of the regions most popular tourist attractions, the Mourne Mountains. Belfast is located approximately 38 miles north and Newry is positioned only 24 miles west. The property benefits from a large rural hinterland and a catchment area including Annalong, Newcastle, Kilkeel and Ballymartin.



Building

Suitable for a variety of alternative uses STPP with an attractive low capital value psf (Asking price reflects £55 psf).



Location

Impressive coastal location overlooking the village Harbour and the Irish Sea.



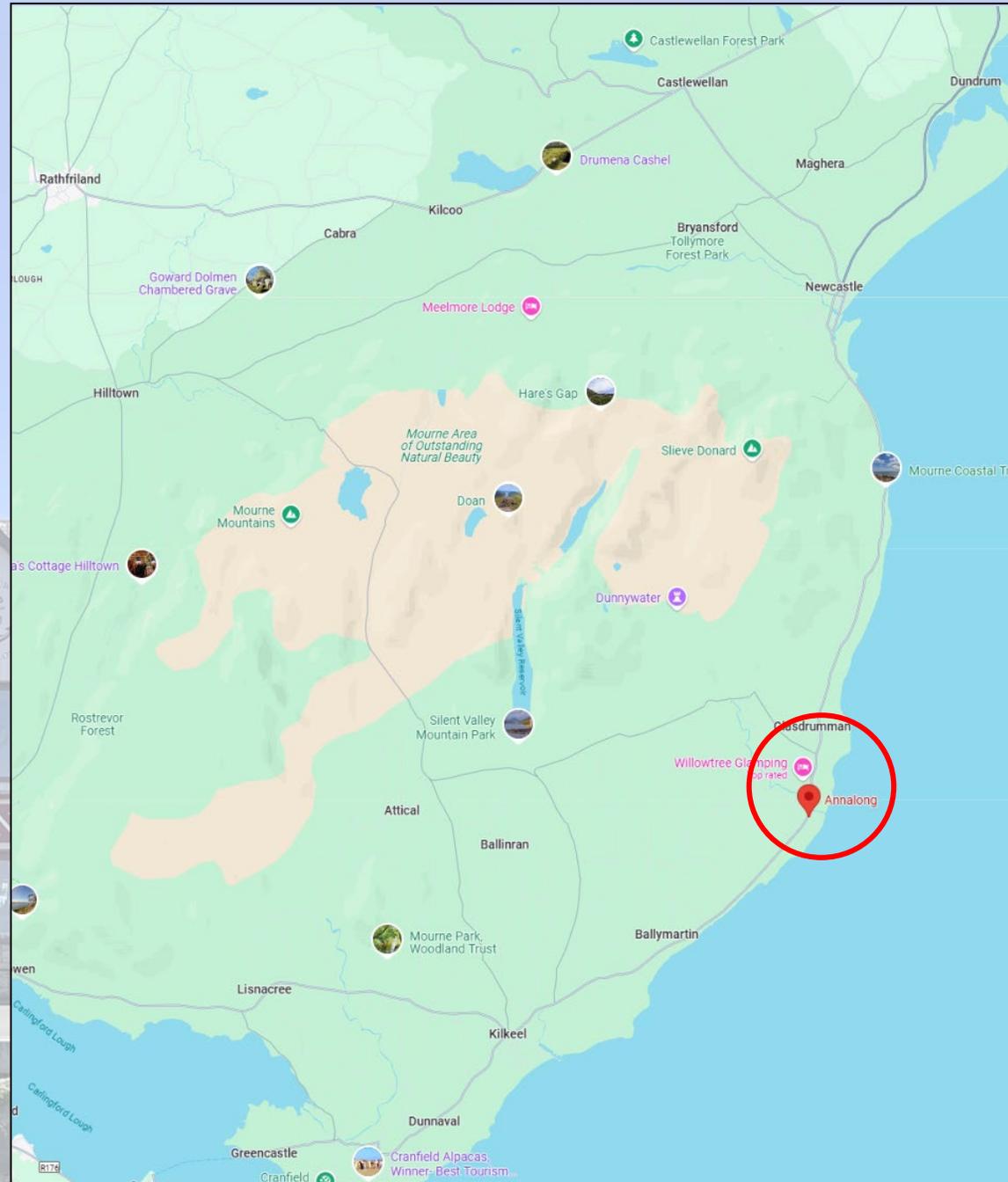
Size

Extends circa. 8,200 sq ft with car parking to front and rear.



Licence

To be sold with the benefit of the Article 5(1)(a)/(b) Intoxicating Liquor Licence although consideration may be given to a separate sale.



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Accommodation

The property provides the following Net Internal Areas:-

- Ground Floor – 3,096 sq ft / 287.6 sq m
- First Floor - 3,469 sq ft / 322.2 sq m
- External Keg Room – 409 sq ft / 37.8 sq m
- External Store - 1,255 sq ft / 116.6 sq m
- **TOTAL - 8,229 sq ft / 764.2 sq m**

The subject comprises an extensive bar / restaurant in the heart of Annalong overlooking the Harbour and Sea. The property is fitted to an impressive standard; all located on a site of c.0.25 acres. The accommodation at ground floor level includes a large restaurant, bar and self contained off licence. The restaurant provides c. 70 covers whilst the bar can accommodate c. 40 customers.

At first floor level is large commercial kitchen and a function room with impressive views over the harbour / sea. This function space is complete with fully fitted bar and can accommodate 150 covers comfortably.

WC and ancillary storage areas are provided as well as a passenger lift.

Externally, parking is provided to both the rear and side of the building. A external keg room is provided at ground floor as well as a 2 storey attractive blackstone storage outbuilding.

The property could easily be adapted for an alternative commercial use and the vendor may give consideration to separating the property and licence in two transactions.



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)/(b) Intoxicating Liquor Licence included in the sale.

Rates

The current NAV for the subject is £20,300 giving a rates payable for 2025/26 of £12,196.

Price

Offers over £450,000 exclusive.

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

Lease / Rent

£45,000 per annum exclusive on a 5 year term on a full repairing and insuring basis. Rent to increase annually in line with RPI increases.

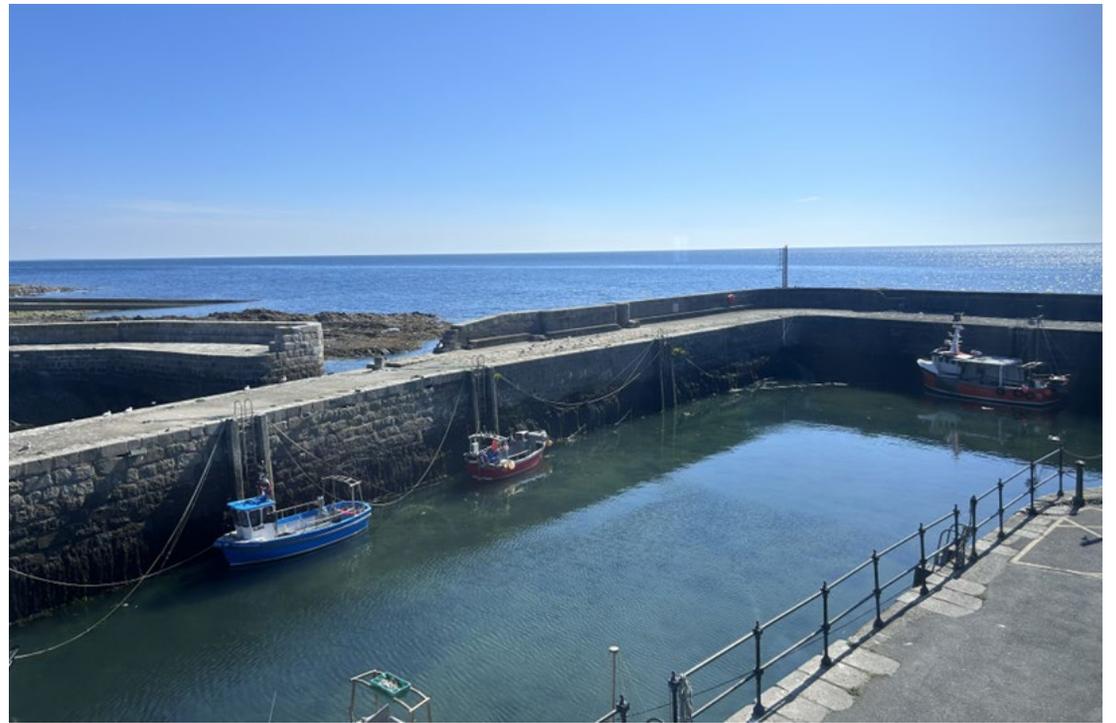
VAT

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

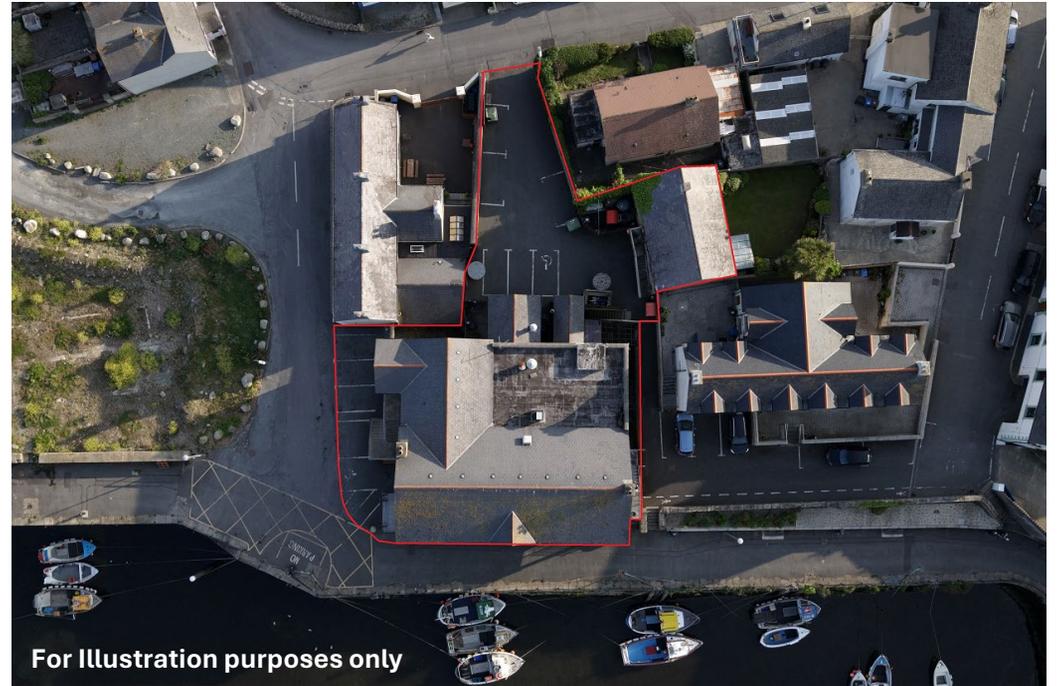


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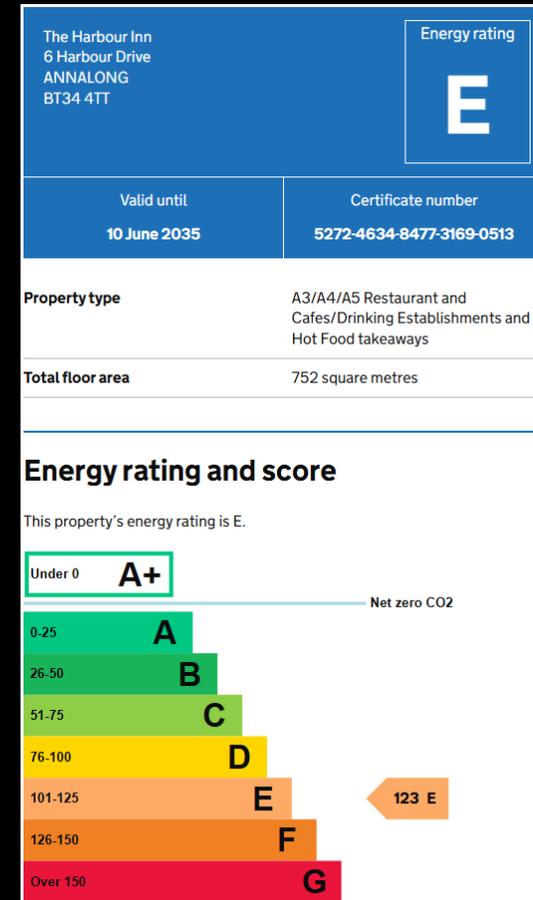
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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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