

FOR SALE / TO LET

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

AVISON
YOUNG



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.



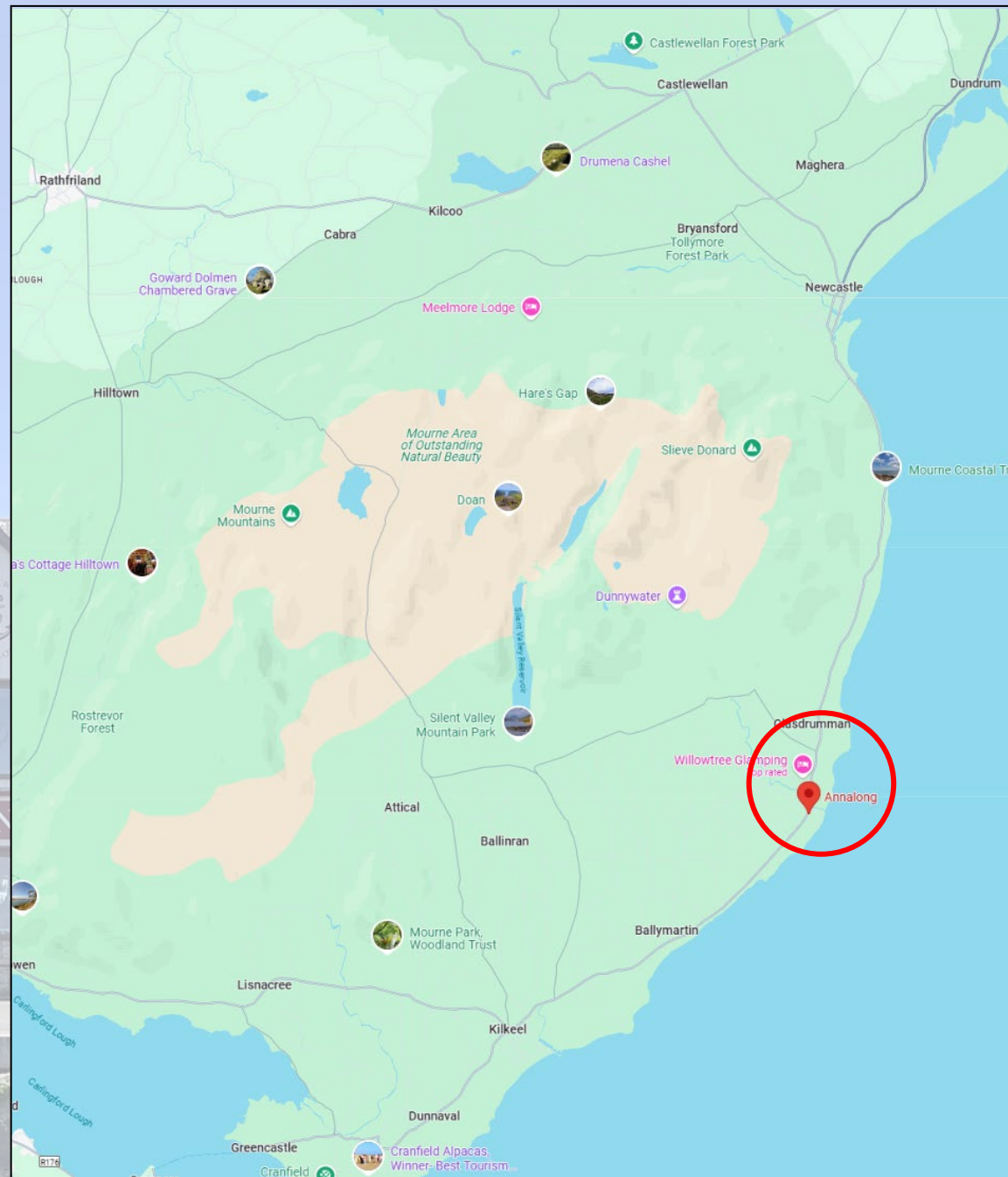
Size

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.



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**

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.



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

**AVISON
YOUNG**



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.



Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

To find out more,
please contact:

Gavin Weir

+44 (0)28 9031 6121

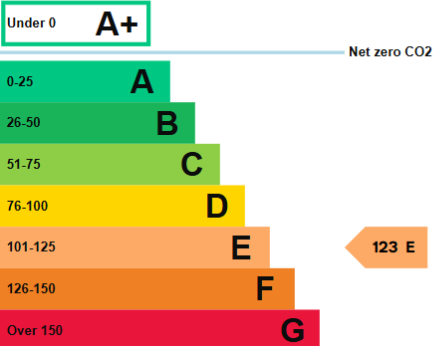
gavin.weir@avisonyoung.com

James Nelson

+44 (0)28 9031 6121

james.t.nelson@avisonyoung.com

Energy Performance Certificate

The Harbour Inn 6 Harbour Drive ANNALONG BT34 4TT		Energy rating E
Valid until 10 June 2035	Certificate number 5272-4634-8477-3169-0513	
Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways	
Total floor area	752 square metres	
Energy rating and score		
This property's energy rating is E.		
		

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
4. All prices quoted are exclusive of VAT.
5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

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.

**AVISON
YOUNG**

avisonyoung.co.uk