



**TO LET**  
**ASKING**  
**RENT -**  
**£POA**

**CONTACT**

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**nre**  
northern real estate  
WE VALUE PROPERTY

**Patton's Bar, 18-20 Ballycregagh Rd,  
Cloughmills, BT44 9LB**

Established Bar & Restaurant in the Village of Cloughmills.

## VIEWING

By appointment only.

## UNIQUE OPPORTUNITY

Established Village Bar & Restaurant.

## INTERNAL FITOUT

Fully equipped, ready for immediate occupation.

## EXISTING FOOTPRINT

NIA of c.3,304 Sqft / (c. 306.95 sq m) based over 2 floors with the addition of a first floor balcony.



## LEASE DETAILS

### RENT

£POA

### LEASE TERM

Terms Negotiable

### RATES

Tenant Responsible.

### REPAIRS

Internal & Plate Glass Repairing

### RENT REVIEW

3 Yearly

### INSURANCE

Landlord to insure, tenant to reimburse.

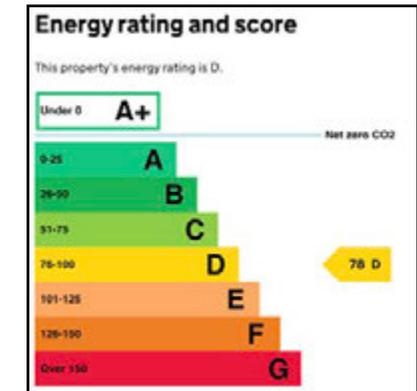
### NAV

£7,150.00

### Non-Domestic Rate in £

0.588556

## EPC





## ACCOMMODATION

**Net Internal Area:**

**Total:** c.3.304 Sqft / c.306.95 Sqm

**Ground Floor:**

c.1.519 Sqft / c.141.11 Sqm

**Smoking Lounge:**

c.373 Sqft / c.34.66 Sqm

**Plus W/C**

**First Floor:**

c.1,412 Sqft / c.131.16 Sqm

**Plus W/C**





## CONTACT DETAILS

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