



## For Sale - Guest House & Licensed Restaurant

### The Old School House

100 Ballydrain Road, Castle Espie, Comber, Co Down, BT23 6EA



## The Opportunity

---

We are delighted to offer for sale this award winning guest house with attached licensed restaurant.

Extensive site close to well known tourist attractions in the North Down area.

Ideal opportunity to purchase a long established Bed and breakfast and develop a new restaurant business.

## Location

---

The Old Schoolhouse is located 13 miles south east of Belfast, close to the scenic shores of Strangford Lough.

Nearby tourist attractions include the Castle Epsie Wetland Centre, located half a mile away, and Mount Stewart House. Nendrum Monastic site on Mahee Island is situated approximately 3 miles away.

## Description

---

The property consists of an award winning single storey guest house with attached restaurant facilities. The restaurant is located within a former school house building and ancillary guest house accommodation in an adjacent new build bungalow property.

The property is accessed by an attractive archway and contains a large courtyard to the rear providing ample on-site parking. Extensive grounds are located to the front and side of the buildings.



# Restaurant

The restaurant (currently vacant) has a modern, contemporary design and was renowned for its high quality food offer, drawing customers from across the North Down and Greater Belfast areas.

The restaurant is configured with a seated reception area with a bar servery, restaurant providing space for 50 covers and a well fitted kitchen & prep area with a coffee station and cold stores to the rear. Male, female and disabled toilets lead off the main restaurant foyer.

An outdoor patio provides an additional seating and a smoking area for customers.



Area	Sq m	Sq ft
Restaurant	137	1475
Kitchen	21	226
Prep room	13	140
Kitchen Stores	7	75
Cold Stores	8	86
<b>Total</b>	<b>186</b>	<b>2002</b>





## Guest Accommodation

Guest accommodation consists of 8 ensuite guest rooms fitted and decorated to a high standard within a one storey extension adjacent to the restaurant. All rooms have flatscreen tvs and wifi connectivity. Additional areas include a living room and breakfast room for guest use

A 1 bedroom owners flat complete with a kitchen, living room, a number of stores and utility room leads off the guest accommodation.

The Old Schoolhouse Inn was awarded AA Guest Accommodation of the Year (N.I.) 2017–18.



## Guest Accommodation

Area	Sq M	Sq Ft
Guest room 1	21	226
Guest room 2	21	226
Guest room 3	21	226
Guest room 4	21	226
Guest room 5	22	237
Guest room 6	13	140
Guest room 7	17	183
Guest room 8	14	151
Breakfast room	24	258
Guest living room	18	194
Laundry room	3	34
Owners flat	44	474
<b>Total</b>	<b>239</b>	<b>2573</b>



## Rates

Rateable Value - £7,500

Rates payable 2019/20 - £4,274

## Price

On application - may lease restaurant

## VAT

All prices, charges and rentals are quoted exclusive of VAT, which may be applicable.

## Viewings

By appointment through sole agents:-

**Brian Nixon FRICS**

E: [brian.nixon@whelan.co.uk](mailto:brian.nixon@whelan.co.uk)

M: 078 0103 2053

T: 028 9044 1000



**Whelan Commercial Ltd**, Scottish Provident Building,  
7 Donegall Square West, Belfast, BT1 6JH

## Map

