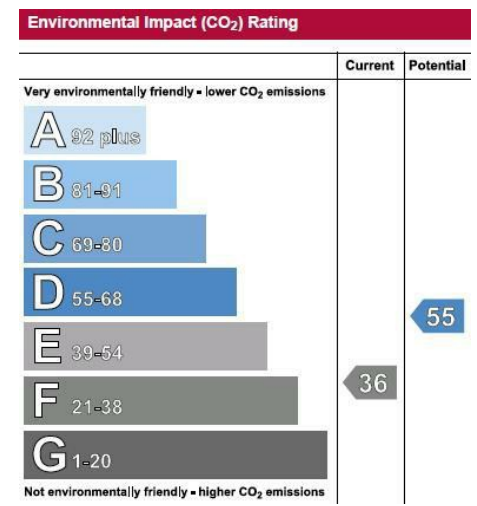
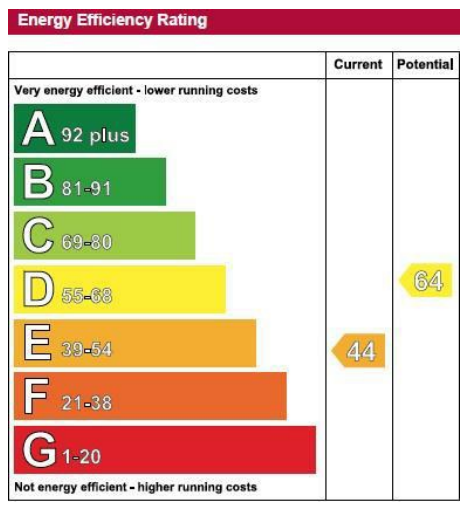


SPECIAL FEATURES OF THE PROPERTY INCLUDE:

Superbly Presented Licensed Restaurant
 Award winning Restaurant
 Five Star Hygiene Rating
 Excellent Kitchen and Food Preparation Area
 Large private car parking area to rear.



**Asking Price
£335,000**



VIEWING STRICTLY BY APPOINTMENT ONLY



Agent: Daniel Henry (Limavady)
 32 Market Street Limavady BT49 0AA
 Tel. 028 7776 2558
 limavady@danielhenry.co.uk
 www.danielhenry.co.uk

Lime Tree Restaurant Catherine Street, Limavady, BT49

- Prominent Well Established Licensed Restaurant
- Situated Within Close Proximity to Town Centre
- Award winning Restaurant
- Self Contained Three Bedroom Apartment
- Bright Spacious Premises
- Excellent Car parking facilities

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. 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.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.



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THE PROPERTY COMPRISES:

FOR SALE - BY PRIVATE TREATY

We are pleased to offer for sale this well establishment restaurant known as the "Lime Tree Restaurant," together with immaculately presented first/second floor 3 bedroom apartment.

The flat is in excellent condition and would expect it to achieve £500 per calendar month in rental income.

Decription:

The Lime Tree Restaurant is one of the most renowned restaurants in the North West, trading since 1996. During these intervening years "The Lime Tree" has won numerous awards, constantly achieving recognition with the major food and travel guide with reviews in local and national press establishing it as one of the popular restaurants in the the North West.

The Lime Tree comprises of private dining area to accommodate seating for up 36 patrons with the basement area having the potential to be converted to a drink/beverage area. There is a self contained three bedroom apartment above the restaurant which is finished to a high standard.

This apartment is in excellent decorative order throughout. It would be ideally suited for living quarters over the restaurant or rental investment. It would benefit from gas fired central heating,

60 Catherine Street Limavady - Restaurant

Estimated rates payable per annum - £3444.31 - as from August 2018

Waiting Area:

11'5" x 6'10" (3.5 x 2.1)
Fitted back to wall seating

Dining Room:

24'3" x 18'4" (7.4 x 5.6)
Modern bright well laid out dining room with fitted back to wall seating, wood effect laminate floor, recessed low voltage down lighters.

Kitchen:

26'6" x 14'1" (8.1 x 4.3)
Extremely well fitted kitchen with tiled flooring and ventilation (Inventory on kitchen equipment available).

Bar Area:

9'10" x 9'10" (3.0 x 3.0)
Shelved for drink storage.

Staff Room:

9'2" x 7'2" (2.8 x 2.2)
With changing booths.

Disabled Toilet:

12'1" x 5'10" (3.7 x 1.8)
Low Flush W.C. , Pedestal wash hand basin, Tiled flooring and extractor fan.

Gents Toilet:

10'5" x 8'2" (3.2 x 2.5)
Low Flush W.C. , Pedestal wash hand basin. Tiled floor.

Staff Toilet:

Low Flush W.C. , Pedestal wash hand basin.

Storage Cupboard:

Basement:

22'7" x 18'8" (6.9 x 5.7)
Heated basement.
Could be easily converted to a dining/after drinks area to accommodate seating up to 30 patrons.

Smoking Area:

Covered Smoking area to the rear of the property.

Rear Parking Yard:

31'2" x 49'2" (9.5 x 15.0)
To the rear of the restaurant, there is a spacious car park for staff which could accommodate up to six cars.

60A Catherine St - Self Contained Apartment

1st Floor:

Lounge:

14'1" x 12'9" (4.3 x 3.9)
Carpet flooring.

Kitchen:

Fully fitted kitchen with a range of eye and low level units. Stainless steel sink unit.

Office:

12'5" x 3'11" (3.8 x 1.2)
Carpet flooring.

Utility Room:

5'2" x 4'11" (1.6 x 1.5)
Plumbed for automatic washing machine, ducted for tumble dryer with carpet flooring.

Bedroom (1):

10'5" x 10'9" (3.2 x 3.3)
Carpet flooring with built in wardrobe.

Bathroom:

7'10" x 7'2" (2.4 x 2.2)
Bath, Pedestal wash hand basin, Low flush WC, Extractor Fan, Electric Shower

2nd Floor:

Bedroom (2):

12'1" x 10'5" (3.7 x 3.2)
Laminate flooring. Dormer window. Access to roof voids.

Ensuite:

Pedestal wash hand basin, Low flush WC, Electric Shower and a Fully tiled shower cubicle,

2nd Floor Bedroom (3):

11'9" x 10'5" (3.6 x 3.2)
Laminate flooring.

Ensuite:

Low Flush WC, Pedestal wash hand basin, Fully tiled shower cubicle with electric shower.

Apartment Capital

Estimated Annual Rates for this self contained apartment (60A Catherine Street) - £872.63 - as from August 2018

