

# O'Reillys Dromara

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7-9 Rathfriland Rd, Dromara,  
Dromore BT25 2JG

# Key points

- O'Reillys Bar and restaurant in Dromara has attracted people from far and wide over the years and became an Iconic building in the village. It is believed that O'Reillys had been used a coach house when the coaches ran between Carrickfergus and Dublin and had some famous visitors over the years including film star Errol Flynn.
- O'Reillys is located c.6 miles to the southwest of Ballynahinch and c.20 miles from Belfast City Centre.
- The building is not listed
- The building and car park are zoned for housing development which can lend itself to apartments or housing.
- Planning has run out but can be renewed at anytime as its zoned
- The Bar and Restaurant has been rented out for the past number of years for £600 per week + rates
- There are also two apartments upstairs which have been rented out for £500 each per month





# Features

- Bar/ Restaurant
- 2 x adjoining bars
- Seating area with feature fireplace to northerly annex
- Further seating to southern and eastern annex with function rooms
- Restaurant area including further feature fireplace
- Large kitchen with cold storage and further office / storage rooms
- Male / Female WCs





Restaurant

- **Front bar** 41'0 x 21'7 (12.50m x 6.58m) Large bar and fireplace.
- **Rear restaurant** 47'7 x 17'0 (14.50m x 5.18m) Large multi fuel stove.
- **Back bar** 26'5 x 18'4 (8.05m x 5.59m) Large bar.
- **Sitting area** 20'3 x 18'8 (6.17m x 5.69m) Fireplace.
- **Kitchen** 37'10 x 23'4 (11.53m x 7.11m) includes Cold store
- **Keg store** 12'11 x 12'11 (3.94m x 3.94m)
- **Male and female toilets**





## Apartment One

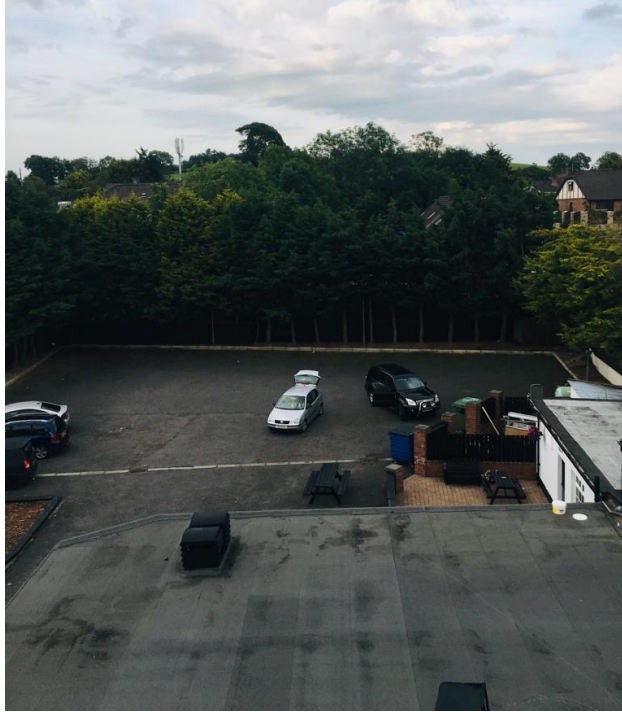
- Kitchen with dining area
- Bathroom
- 3 bedrooms
- Sitting room



## Apartment Two

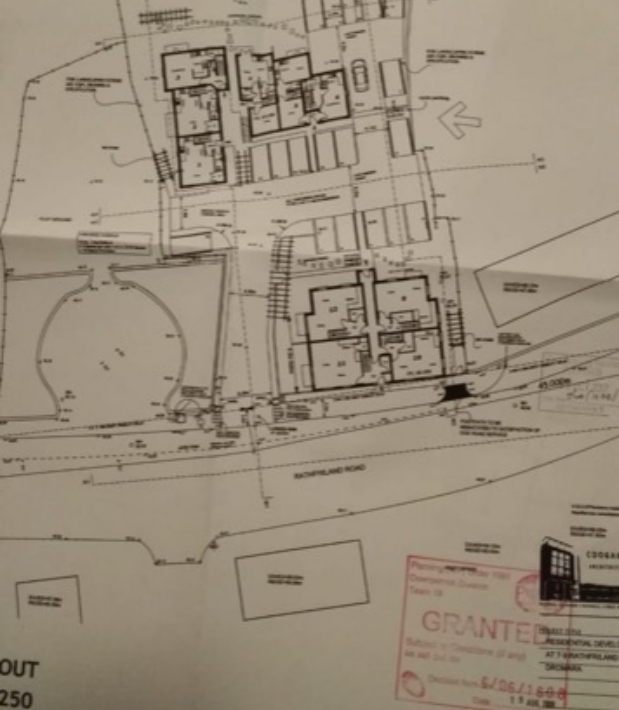
- Kitchen with dining area
- Bathroom
- 2 bedrooms
- Sitting room





## Large Carpark

There is a large tarmacked yard/parking to the side and rear with various outbuildings and beer store accessed directly off Rathfriland Road.

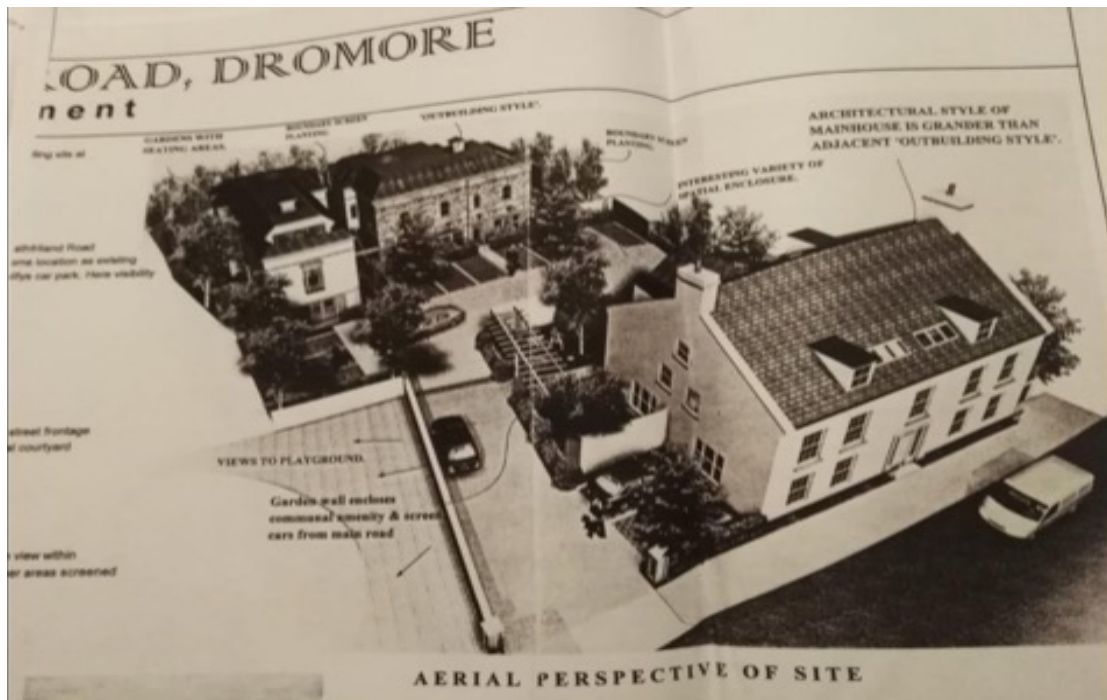


2 bed apartments with 1:1 car parking ratio.  
 Apartments 60M<sup>2</sup> and 65M<sup>2</sup> shown, 2 1/2 storey to rear and 2 storey to front



FLOOR PLAN OF TYPICAL FRONT BLOCK

POTENTIAL APARTMENT DEVELOPMENT WITH 1:1 CARPARK AT "O'REILLY'S", RATHFRILAND ROAD, DROMARA



# Planning

Planning permission was granted back in 2008 for apartments this has now lapsed but can be resubmitted for houses or apartments depending on the need as it is all zoned land.