

FOR SALE



The Halfway House & Cheeky Fox Restaurant

57 Tattyreagh Road | Omagh | BT78 1PZ



Location

The Halfway Public House and Cheeky Fox Restaurant is located in a pleasant rural setting between the County Town of Omagh and Fintona. The property fronts onto the Tattyreagh Road(B122) and situated some 4 miles from Omagh. The premises are also conveniently located of the main A5 Road link.

Internal Description

The property benefits from numerous features typical of a modern purpose-built country inn, including feature interior design throughout, nooks and traditional fireplaces and 2 prominent bar serveries. The ground floor customer areas are arranged in three distinct sections: main bar, lounge, (*approx. 150 seating without social distancing*) and Cheeky Fox Restaurant (*approx. 120 seating without social distancing*)

Additionally, there is an off-sales hatch with direct access onto carpark areas.

Ancillary areas include trade kitchen and preparation area, customer WCs, stores, and ground floor thermostatically controlled chill room.

The first-floor accommodation comprises of a modern suite of office units, utilised as a head office for the current owners group business. The area provides significant space for further hospitality development if desired (STP)



External Areas

The courtyard and beer garden are located immediately to the side and front of the property and provides ample space for approximately 70 seats.

The courtyard & garden can accommodate outside function areas for events in addition to heated and covered smoking provision – also located to the front and side.

Ample car parking is provided on tarmac areas.



The Business

The Halfway Public House & Cheeky Fox Restaurant is a privately owned and operated business with the site operating as a public house for almost a century, with the addition of the Cheeky Fox in 2019. During this time the business has attained numerous accolades for its food and beverage provision including features in the Sunday Life & Irish News, lifestyle, and food review sections.

The Cheeky Fox serves fresh, local, and seasonal produce in a unique and relaxing setting.

Further detailed information is available on request to genuine parties.

Licence & Opening Hours

The property has been granted a Liquor Licence in accordance with the Licencing Act. We understand that the property has permission to sell alcohol until 23:00 with a late weekend extension. All Licences are attached and included with the sale.

Tenure & Disposal Process

We understand the property is held Freehold.

We anticipate that the sale will be by way of a Transfer of a Going Concern (TOGC). We understand that staff will be protected under Transfer of Undertakings (Protection of Employment) Regulations 2006 (TUPE). We recommend parties satisfy themselves on this point. The development land is within the Title.

Costs

VAT should not be applicable to the purchase price but will be calculated on apportionment. We recommend parties satisfy themselves on these points.

Fixtures & Fittings

We understand that all trade fixtures and fittings are included as part of the sale price (excluding stock at valuation which will be purchased in addition on completion).

Rating

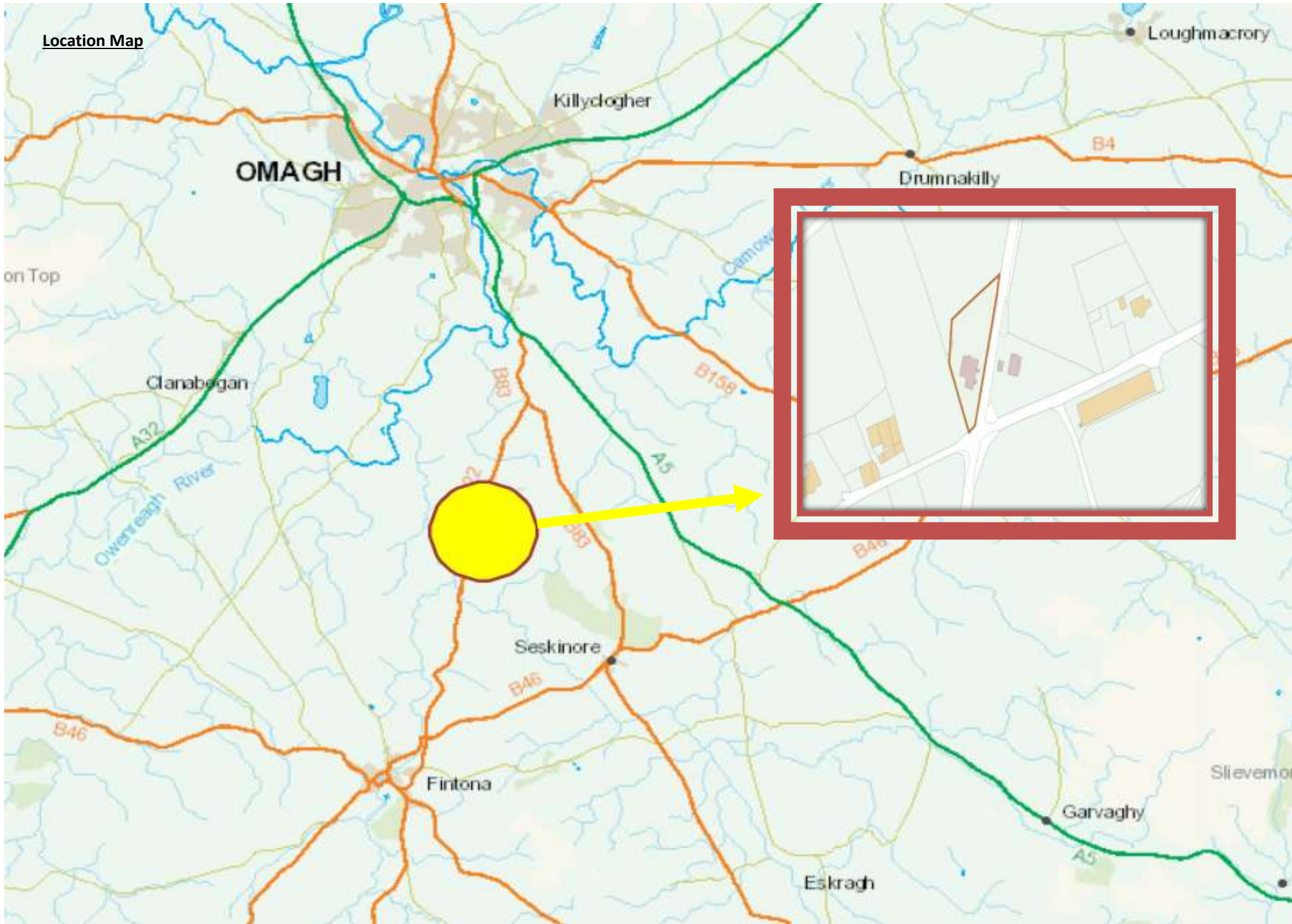
The subject property is listed in the 2021 Rating List with a Rateable Value of £82,500. The multiplier for Fermanagh and Omagh District Council for 2020/2021 is £0.502

Viewing

For a formal viewing please contact Pollock Estate Agents. Note that all viewings and inspections must adhere to prevailing Government guidance.



Location Map



Further Information

Please contact:



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