



# For Sale

As a Going Concern  
Licensed Restaurant & Take Away plus Two residential flats



**41-43 MAIN STREET,  
GARVAGH, BT51 5AA**

(028) 7034 4433

[WWW.PHILIPTWEEDIE.COM](http://WWW.PHILIPTWEEDIE.COM)

## LOCATION / DESCRIPTION

- Long established licensed restaurant, café and take away along with two flats on upper floors.
- The property is well located fronting onto the Main Street and being close to the junction for Bridge Street and Limavady Road.
- The property is situated adjacent to an open community green area which in turn then opens onto Bridge Street car park.
- Garvagh is a busy market town that takes in a wide hinterland and enjoys high level of through traffic.
- The property trades consistently well and has the potential to further expand and diversify.

## ACCOMMODATION

<b>GROUND FLOOR</b>	<b>Sq. Ft.</b>
• Entrance Lobby	
• Restaurant (incl. bar serving area)	1,017
• Toilets:	
- Gents: 2 urinals, 2 wash hand basin and 1 low flush WC	
- Ladies: 2 low flush WC and 2 wash hand basin	
- Disabled WC and wash hand basin	
• Stores (Keg Store and Cold room)	280
• Wash up Area	196
• Kitchen Areas	435
• Store	160
• Hot Food Take Away	201

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## ACCOMMODATION Continued...

### **FIRST FLOOR** **Sq. Ft.**

- Private Function Room and Bar Servery 915
- Private Room 2 226
- Store 151

### **SECOND FLOOR** **Sq. Ft.**

- Store / Meeting Room 220

## RESIDENTIAL FLATS

### **FIRST FLOOR**

- Bedsit 1 324

Comprising open plan kitchen, living and sleeping space

Shower Room with low flush WC, wash hand basin and mains shower

### **SECOND FLOOR**

- Flat 2 467

Comprising 1 bedroom, 1 reception room and Kitchen

Shower Room with low flush WC, wash hand basin and mains shower

Regulated by RICS



## SALE DETAILS

### Title

Freehold to be confirmed by Vendors Solicitor.

### Price

Offers Over 375,000

### Inventory

An inventory shall be provided confirming all equipment to be included.

### Accounts

Figures shall be provided to bona fide parties who have viewed the property.

### Net Annual Value (NAV)

We are advised by the Land and Property Services that the NAV of the property is £10,000.

### VAT

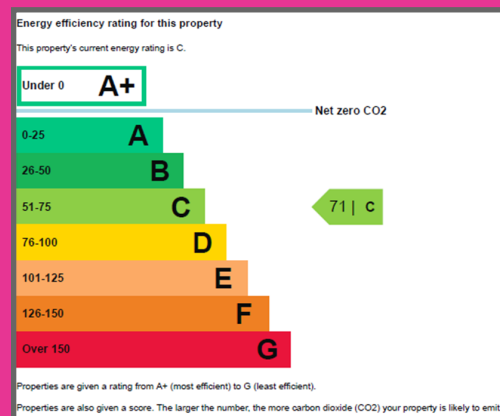
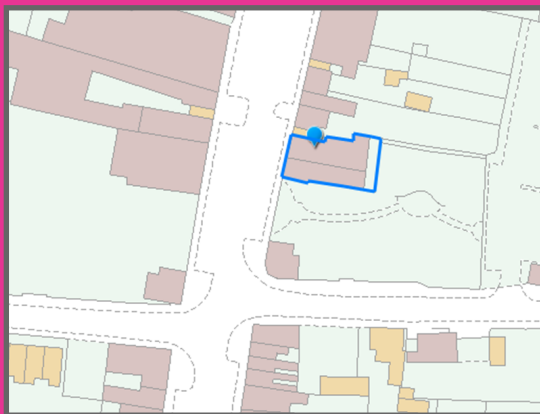
All prices and rents are executive of but maybe subject to VAT.

### VIEWING -

Strictly by Appointment with Agent. Contact:

Philip Tweedie - philip@philiptweedie.com

Amy Quigley - amy@philiptweedie.com



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute part of an offer of contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.