



Instinctive
Excellence
in Property.

For Sale

Public House, Off Sales and Townhouse
(Retirement Sale)

Springhill Bar and Cheers Off Sales
15/17 Causeway Street
Portrush
BT56 8AB

LICENSED PREMISES



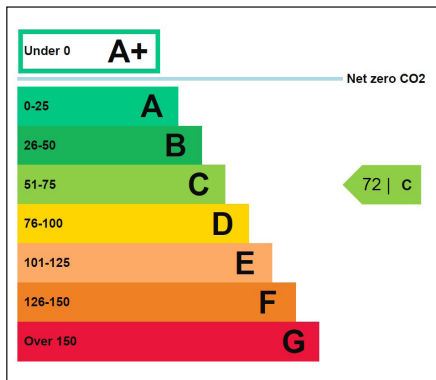
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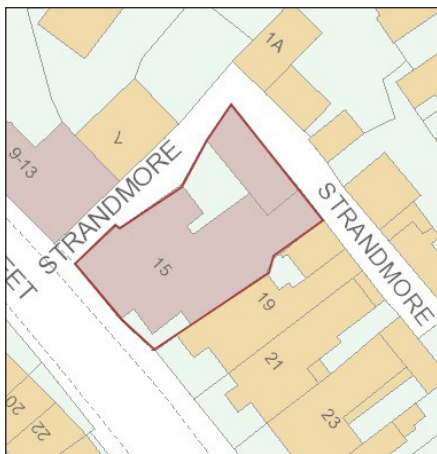
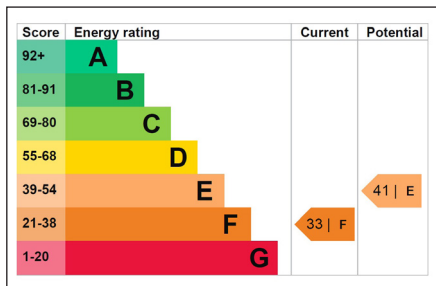
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LICENSED PREMISES

EPC - Springhill Bar



EPC - 17 Causeway Street



Location

The property is located in the centre Portrush, Co Antrim. The north coast town is a popular resort very popular with tourists and golfers as it is well known for its beaches and Royal Portrush Golf Club.

The property itself is located on Causeway Street Close to its junction with Eglinton Street. The immediate area is a mix of commercial and residential properties.

Description

The property comprises an end terrace 3 storey building provides a self-contained licensed premises and terrace house.

The ground floor provides a traditionally fitted pub with adjoining off sales both having their own access doors off Causeway Street. To the rear is an external beer garden and WCs. Also off the rear are two outbuildings used for storage.

Stairs lead to first floor which provides further front and rear lounges with bar servery and WCs.

On the top floor there are further areas currently used for stores with rear views over the sea.

Adjoining the pub is a self-contained 3 bedroom townhouse fitted to a high standard throughout which is occupied by the vendor. The ground floor provides kitchen, lounge, utility room and WC with shower. The first floor provides the main bedroom, lounge, bathroom and a further lounge to the rear with external balcony providing views over the Sea. The second floor provides a further two bedrooms.

Side access is available to the back of the property into the yard.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor Bar and Off Sales	1,233	115
First Floor Lounge	933	87
Second Floor Stores	348	32
Total	2,514	234

3 bedroom townhouse with 3 reception rooms

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value:	£20,000
Rate in the £ for 2023/2024:	£0.555325
Capital Value:	£85,000

Title

We understand that the property is held Freehold / Long Leasehold.

Accounts

These will be provided to bona fide parties upon request.

Fixtures and Fittings

An inventory of the fixtures and fittings to be included in the sale will be provided.

TUPE

The licensed business is offered for sale as going concern and the purchaser will be required to comply with the current TUPE legislation and employment transfer.

Licence

The property benefits from a 5(1)(a) liquor licence.

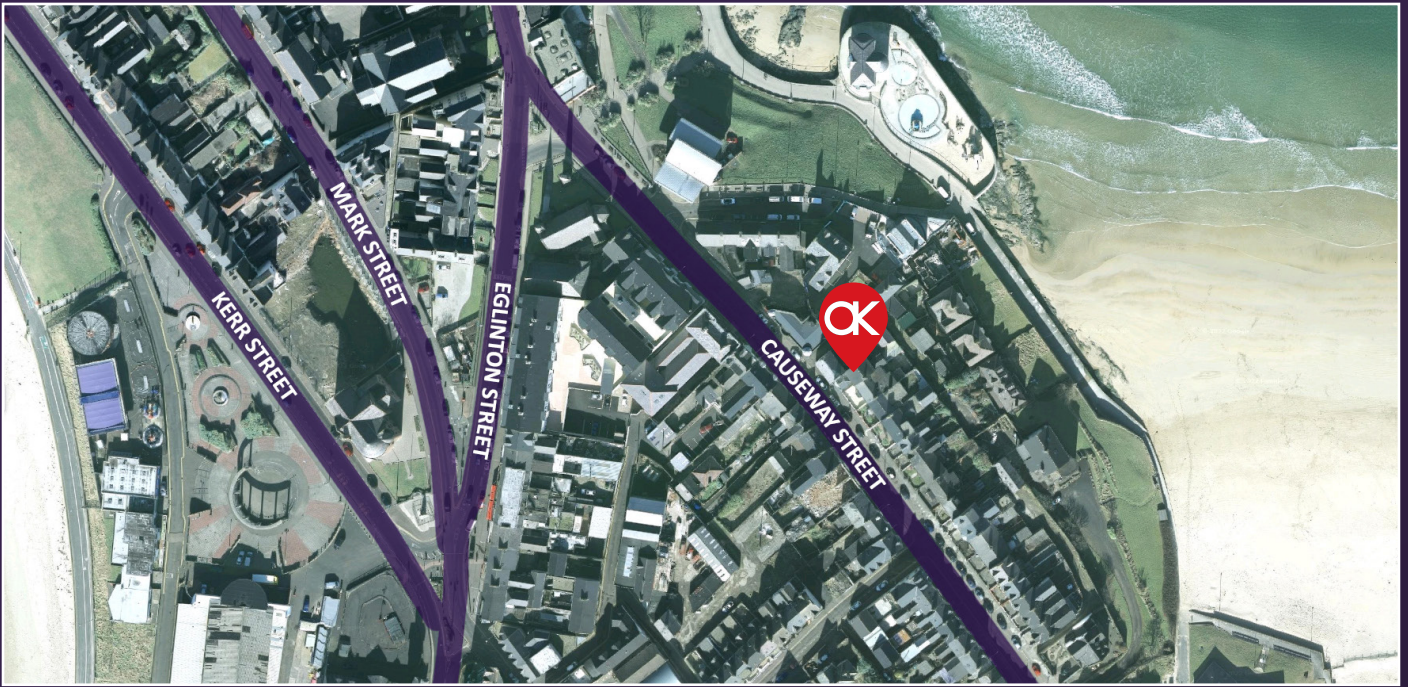
VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Sale Proposal

The licensed business and residential dwelling are being offered for sale by private treaty. Guide price upon application.





FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.