



FOR SALE

Well Known Public House And Mixed Use Investment Property

“Newtown Inn Bar”, 163 Irish Green Street, Limavady, BT49 9AR

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LOCATION

Opportunity to acquire this fully licenced local landmark property and community hub, which has successfully traded here for the last 40 years and is a popular social venue for Limavady and the surrounding area.

Situated along Irish Green Street towards the south west of Limavady town centre, the property benefits from a good deal of passing vehicular and pedestrian traffic and is in close proximity to local Convenience Shopping, a Pharmacy and Hot Food Takeaway provision.

DESCRIPTION

The holding also comprises a separately let commercial unit (Custom House Barbers) and 9 No. residential flats (partially let) and a spacious off street parking area.

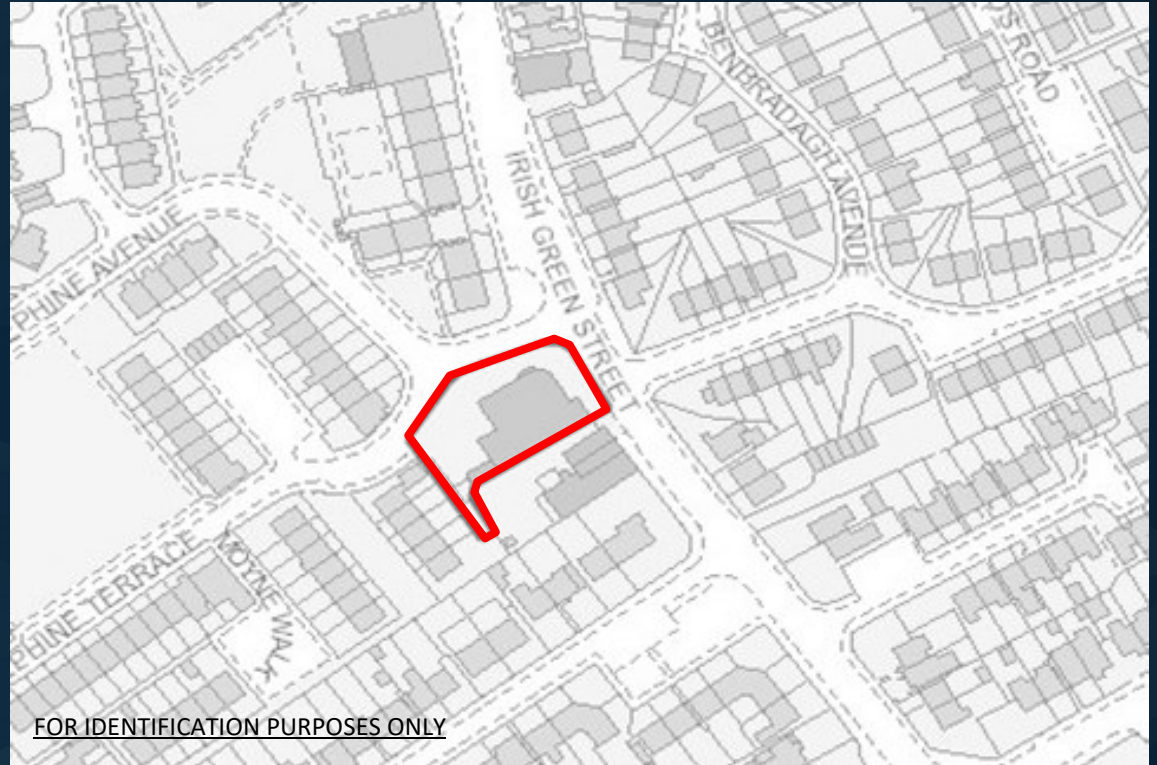
The Public House is currently owner occupied, so ideal for same going forward or forward letting to enhance investment value.

The Full Public Bar licence is clean, subsisting and without dispute.

INVESTMENT INCOME

Commercial Unit:	Let At £10,644 per annum
9 Flats:	Let At £4,500 - £5,200 per annum (each)
Potential from the Bar :	c. £30,000 per annum if not owner occupied

Total potential if fully let is in excess of £80,000 per annum

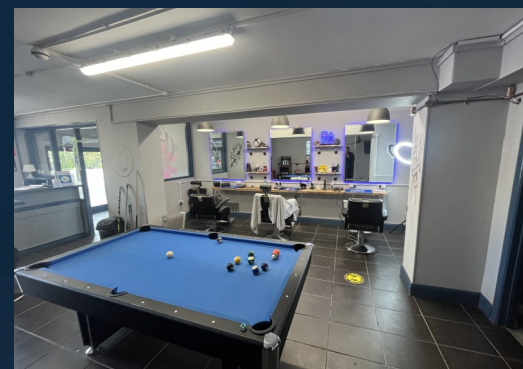


FOR IDENTIFICATION PURPOSES ONLY



ACCOMMODATION

Description	Area (sq m)	Area (sq ft)
Newtown Bar Inn		
Main Bar & Seating Area	53.9	580
Side Bar & Seating Area	85.5	920
2 Sets of WC's	-	-
Pool Room	39.5	425
Store / Keg Room	20.4	220
Kitchen	18.6	200
Store	37.2	400
Commercial Unit (Let to Custom House Barbers)		
Main Unit	48.3	520
Rear Area	14.9	160
Store	7.4	80
Residential Units		
Flat 1	33.8	364
Flat 2	33.8	364
Flat 3	37.8	407
Flat 4	55.6	598
Flat 5	33.8	364
Flat 6	33.8	364
Flat 7	31.8	342
Flat 8	31.8	342
Flat 9	31.8	342



EPC INFORMATION (SEE WEBSITE FOR FURTHER DETAILS)

Bar: D87 / Barbers: C73 / Apt 1: D63 / Apt 2: D64 / Apt 3: D65 / Apt 4: D61 / Apt 5: D66 / Apt 6: D65 / Apt 7: D65 / Apt 8: D62 / Apt 9: D66

RATES / CAPITAL VALUES

ADDRESS	Description	RV/CV
163 Irish Green Street, Limavady	Licenced Premises	£30,300 RV
163 Irish Green Street, Limavady	Flat 1	£38,000
163 Irish Green Street, Limavady	Flat 2	£38,000
163 Irish Green Street, Limavady	Flat 3	£40,000
163 Irish Green Street, Limavady	Flat 4	£52,000
163 Irish Green Street, Limavady	Flat 5	£38,000
163 Irish Green Street, Limavady	Flat 6	£38,000
163 Irish Green Street, Limavady	Flat 7	£36000
163 Irish Green Street, Limavady	Flat 8	£36,000
163 Irish Green Street, Limavady	Flat 9	£38,000



SALES DETAILS

PRICE: Offers in the region of £775,000.

TERM: We assume the property is held under freehold title

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.



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/ukxi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

CONTACT DETAILS

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OKT for themselves and for the Vendors or Lessors 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 or Lessees and do not constitute, nor constitute part of, an offer at 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 or tenant 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 O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.