



Instinctive
Excellence
in Property.

For Sale

Extensive Licensed Premises
(Due to Owner/Vendor Retirement)

The Marine Bar
4 Marine Parade
Warrenpoint
BT34 3NB

LICENSED



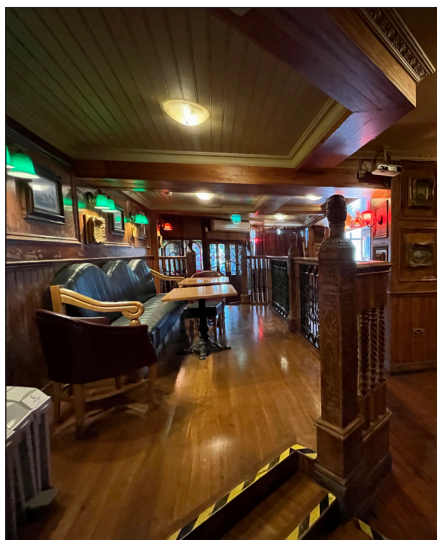
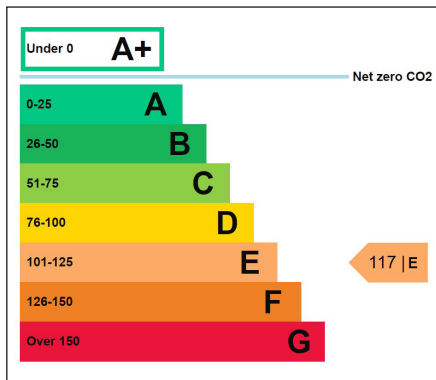
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EPC



Location

The property is in port town of Warrenpoint south of Newry, Co Down and close to the border county of Louth. The town is overlooked by the Mourne and Cooley Mountains at the head of Carlingford Lough. The premises are situated on Marine Parade and benefits from views of Carlingford Lough and the Cooley Mountains. The general area is a mix of commercial and residential occupiers.

Description

This is a mid-terrace traditionally constructed over 2 ½ levels which has been extended to the rear, providing a purpose-built licensed premises in the form of a public house and nightclub.

Internally the property is laid out to provide a front bar, rear lounge as well as the self-contained nightclub to the rear ground floor, accessed through a separate entrance off Marine Parade.

The property benefits from ample WC's, compact kitchen area, keg and bottle stores with additional storage on the first and attic floors.

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	9,123	848
First Floor	801	74
Second Floor	801	74
Total GIA	10,725	996

Rates

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

Net Annual Value: £10,800
Rates payable 2024/2025: £6,269

The property may qualify for Small Business Rates Relief at a discount of up to 20%.

Title

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

Planning

This property may be suitable for residential re-development or other commercial uses, subject to necessary approvals.

Fixtures and Fittings

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

Licence

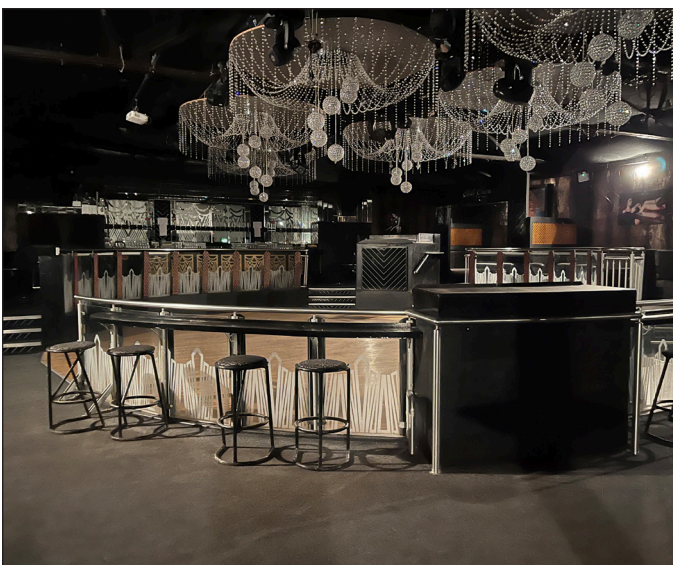
The property benefits from a 5(1)(a) liquor licence.

Opportunity

The subject provides an opportunity for a purchaser to acquire this substantial town centre licensed premises. The ground floor licensed premises is finished to a reasonable standard. The upper floors are dated but could be utilised as part of the business or converted into residential subject to planning. Clearly the building itself may suit conversion to residential also.

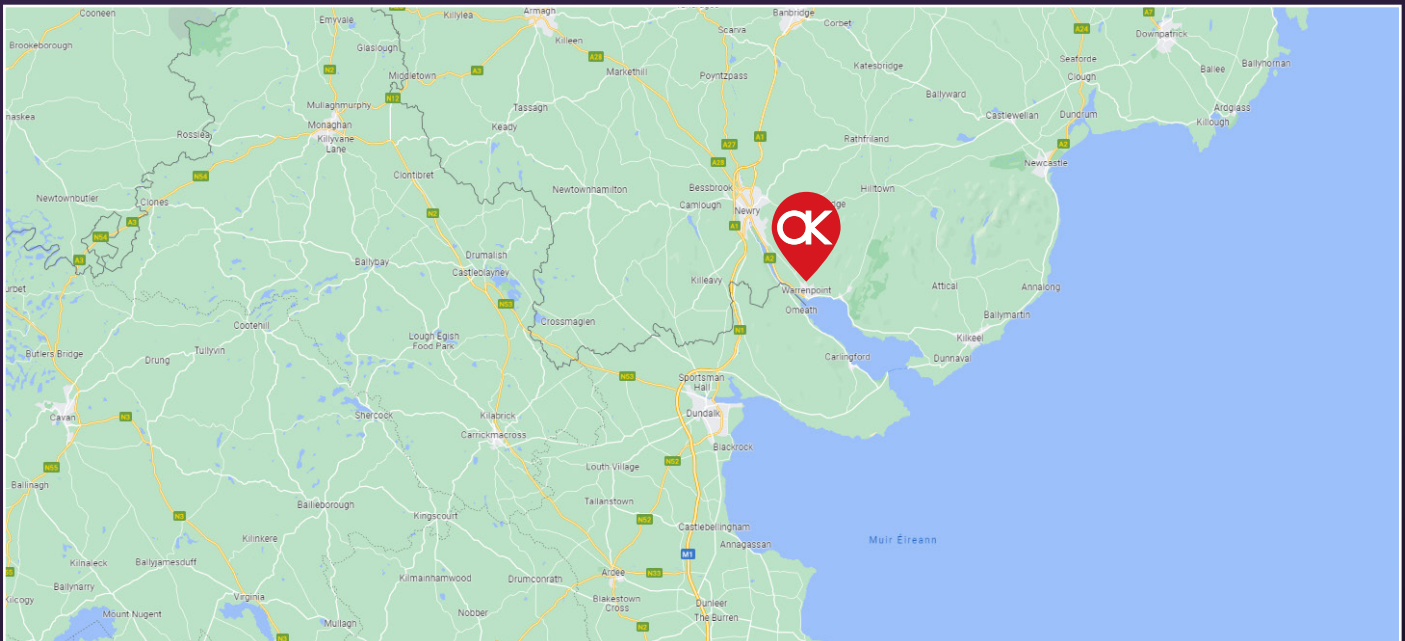
Sale Proposal

We have been instructed to seek offers over £500,000 exclusive. The property is being sold as seen to include fixtures and fittings exc stock.





FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

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