



Instinctive  
Excellence  
in Property.

# For Sale

Extensive Licensed Premises  
(Due to Owner/Vendor Retirement)

The Marine Bar  
4 Marine Parade  
Warrenpoint  
BT34 3NB

LICENSED



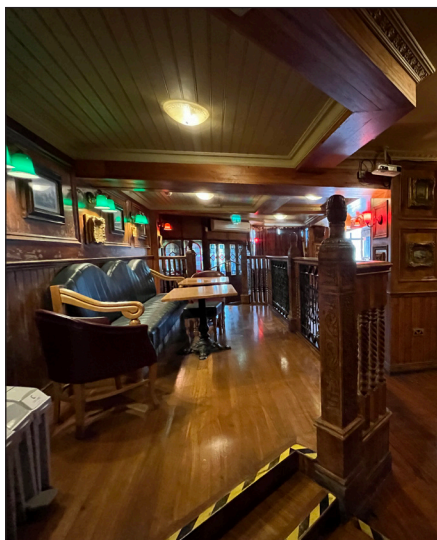
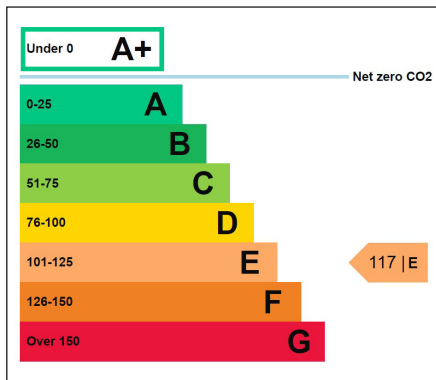
# For Sale

**Extensive Licensed Premises**  
**(Due to Owner/Vendor Retirement)**

The Marine Bar  
4 Marine Parade  
Warrenpoint  
BT34 3NB

**LICENSED**

## 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
<b>Total GIA</b>	<b>10,725</b>	<b>996</b>

## 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.

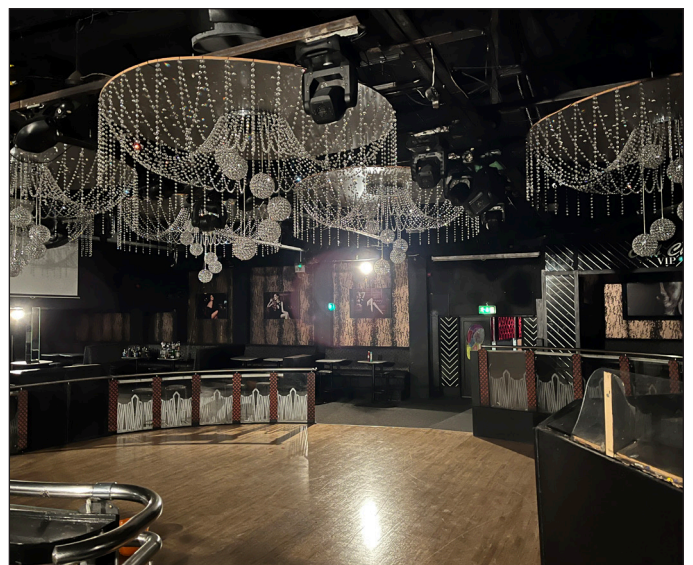
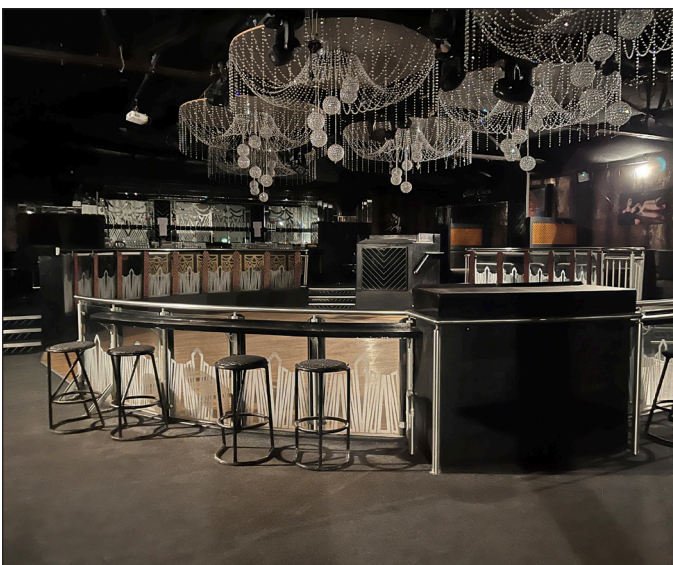
## Opportunity

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

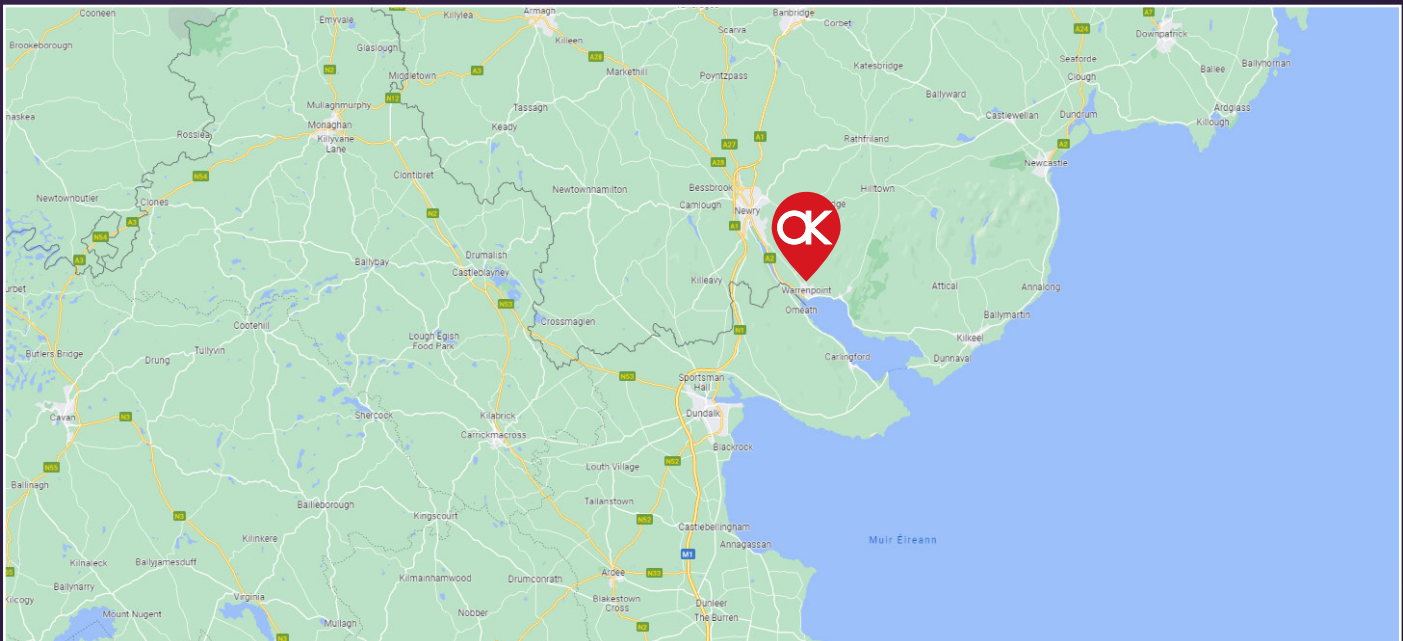
We have been instructed to seek offers over £500,000 exclusive. The property is being sold as seen to include fixtures and fittings exc stock.







FOR IDENTIFICATION PURPOSES ONLY



MARK CARRON: 📞 028 9027 0016 📠 079 8099 9149 ✉ mark.carron@osborneking.com

CHARLOTTE BLAIR: 📞 028 9027 0047 📠 079 5620 7675 ✉ charlotte.blair@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD  
📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 🐦 📺 📘

## 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.