



**Instinctive
Excellence
in Property.**

For Sale

Well Established Licensed Restaurant

Laragh Lodge
120 Glen Road
Glenariff
Co Antrim
BT44 0RG

HOSPITALITY



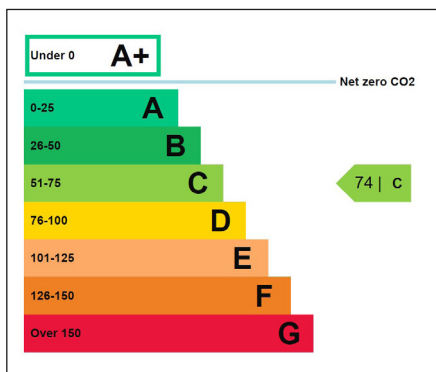
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HOSPITALITY

EPC



Click or scan to visit Laragh Lodge website.



Location

The property is located in the Glens of Antrim in a scenic rural setting on the edge of Glenariff Forest Park. The property is located approximately 16 miles north east of Ballymena via the A43 or 3 miles south west of Glenariff village via the Glen Road.

The Glens area is an area of outstanding natural beauty and a major tourist attraction in north Antrim.

Description

The property comprises a single storey detached commercial building with private car parking and beer garden surrounding the restaurant.

Internally the building provides the main restaurant and bar, Inver lounge with kitchen and ancillary accommodation providing over 100 covers. The premises are fitted to a good standard throughout.

Externally the property provides a scenic beer garden and separate pergola area overlooking the forest and waterfall with ample patron car parking.

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
Laragh Lodge	3,305	307

Title

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

Rates

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

Net Annual Value: £6,500
Rate in the £ for 2023/2024: £0.555325

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.

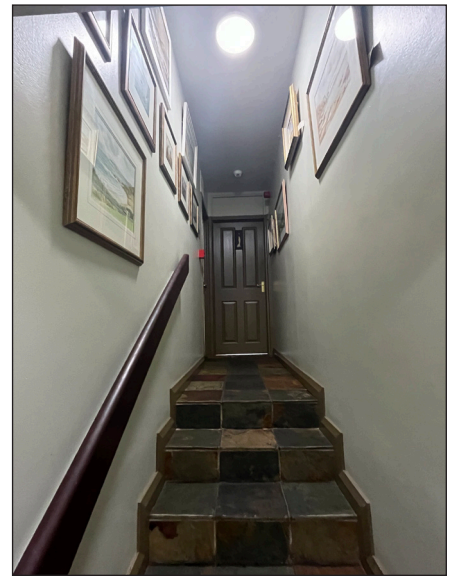
Sale Proposal

This well-established business offers the buyer the opportunity to acquire this unique licensed restaurant in the heart of the Glens of Antrim.

We have been instructed to sell the freehold/long leasehold restaurant to include restaurant licence, goodwill, fixture and fittings (excluding stock). Price on application.

VAT

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





FOR IDENTIFICATION PURPOSES ONLY



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

COLLA McDONNELL: 📞 028 9027 0047 📠 079 5620 7675 ✉ colla.mcdonnell@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.