



Instinctive  
Excellence  
in Property.

# For Sale

Unique Freehold Hospitality Business

The Old Post Office (OPO)  
191 Killinchy Road  
Lisbane  
Co Down  
BT23 6AA

HOSPITALITY



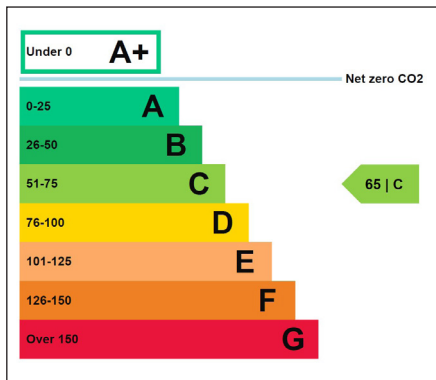
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## Unique Freehold Hospitality Business

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191 Killinchy Road  
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### HOSPITALITY

### EPC



Click or scan to visit  
OPO website.



### Location

The property is located in Lisbane village in County Down on the main Killinchy Road (A22) between Comber and Balloo, and as such benefits from a high volume of passing trade. Strangford Lough is close by and Belfast is within 13 miles (21 kms) heading north west. The location benefits from The Down Tourism and Game of Thrones trails and is close to the Mourne Mountains scenic route.

### Description

The single storey property sits on a generous site, fronting onto the Killinchy Road within the village of Lisbane. It has ample car parking for approximately 45 vehicles. This Grade II listed Thatched building was sensitively restored and extended (c 2005) to provide the current substantial development, 90 seated restaurant, with a further 30 seats in the central courtyard and 30 outside seats located at the front entrance. To the rear of the property there is an enclosed garden area providing further additional outside seating.

### 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	2,972	272
Mezzanine	254	24
	<b>Acres</b>	<b>Hectares</b>
Site Area	0.61	0.32

(Excludes courtyard and garden seating areas)

### Rates

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

**Net Annual Value:** £11,600  
**Rate in the £ for 2023/2024:** £0.541740

This property may qualify for Small Business Rates Relief of up to 20%. Prospective purchasers should make their own independent enquiries to LPS.

### Planning

The vendor has recently received full planning permission for the erection of a single storey side extension to provide 6 bedrooms for tourist accommodation. Planning reference LA06/2021/0729/LBC (see attached plan).

### Business Opportunity

Our client has carried out an extensive programme of improvements to the property and business, which currently includes upgrading of the thatch roof. This well established licensed café/restaurant provides breakfast, a full lunch service and afternoon tea. Most food is sourced locally and prepared on site. In addition the O.P.O. offers food-to-go, available in the Kitchen Shop at the entrance to the café, which has a full range of savoury and bakery products. The business also has an on site gift shop. Party catering and gift voucher are available to order from the online web shop.

The venue also provides the perfect setting for weddings and the owner has recently acquired a Restaurant Licence and currently operates Friday night supper clubs, which only occur on the 1st Friday of each month.

This is a thriving going concern allowing a purchaser a great opportunity to enhance the offering and increase the turnover. Currently trading Tuesday-Saturday, there is great potential to extend the trading hours in the evenings and open Sundays.

## TUPE

Full employee details will be provided to prospective purchasers as the purchaser will be required to comply with the relevant legislation in respect of the employees.

## Accounts

These will be provided to bona fide parties upon request.

## Fixtures and Fittings

An inventory of fixtures and fittings will be provided upon request.

## Licence

The property benefits from a restaurant licence.

## Trading Hours (Current)

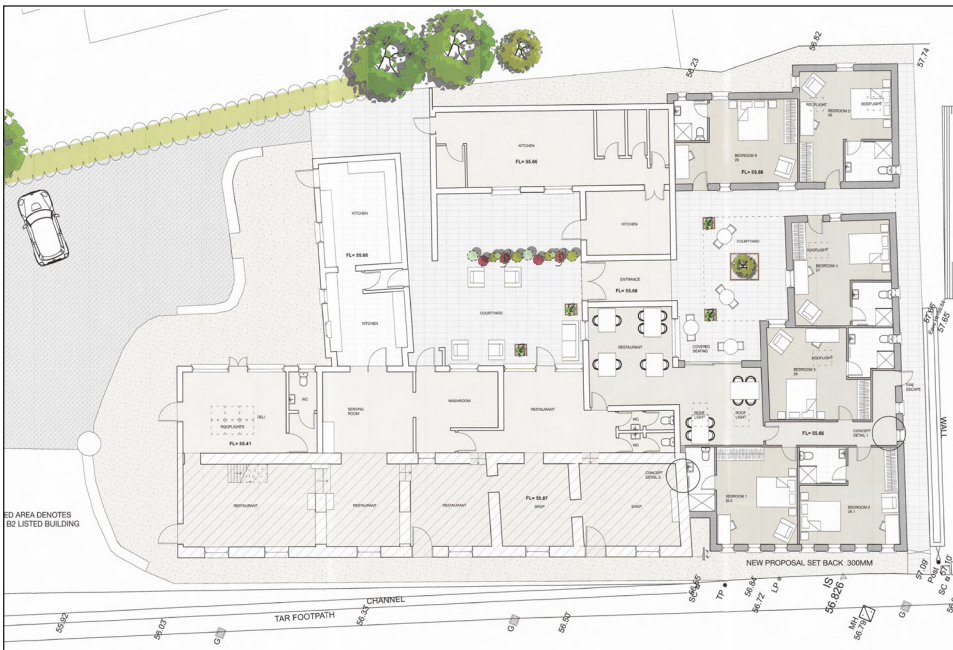
Tuesday - Friday: 9.30 am - 4.30 pm  
Saturday: 9.00 am - 4.30 pm

## Sale Proposal

This freehold trading business is for Sale by Private Treaty. Guide price for the property, goodwill, fixtures and fittings on application. Stock separate at the date of valuation.

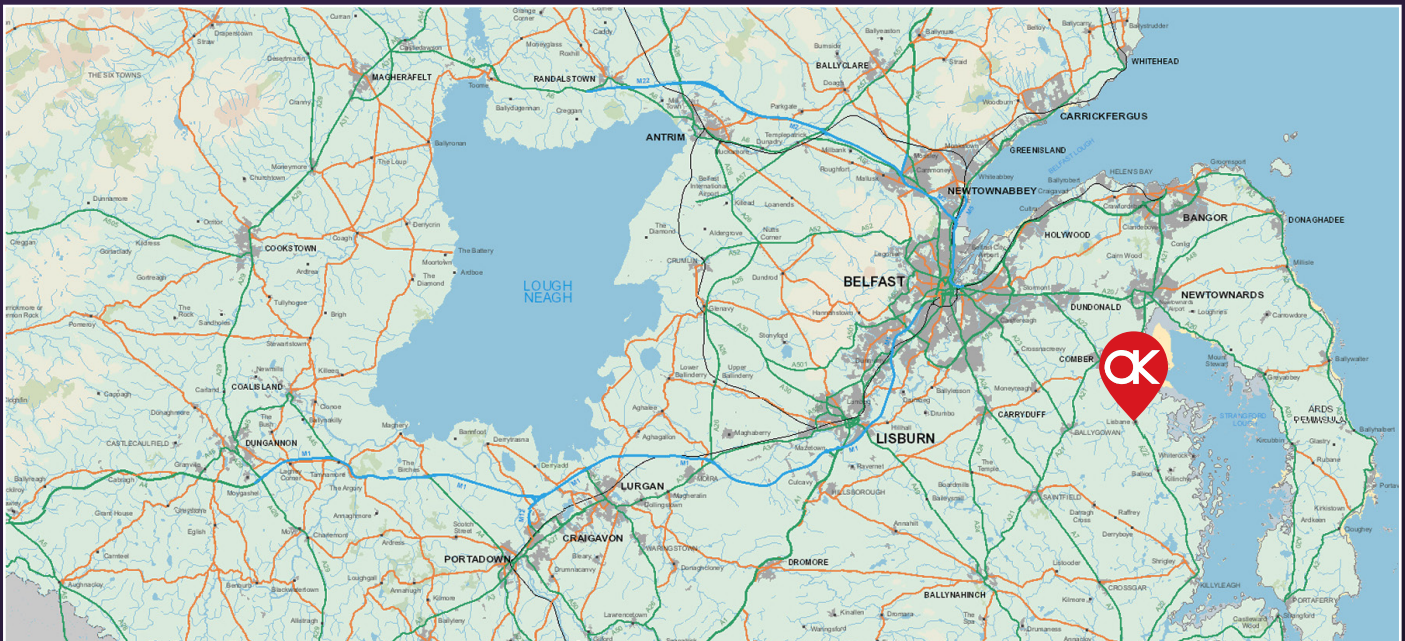


Existing and proposed (see planning section)





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.