



Part of the
Savills Group



For Sale

Unique Freehold Hospitality Business

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

HOSPITALITY



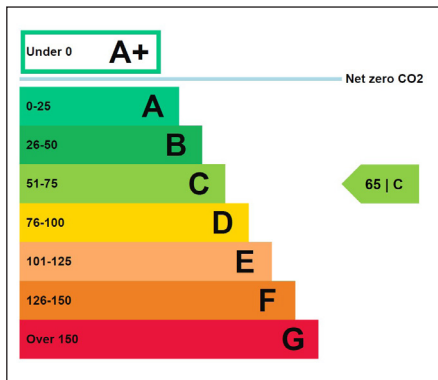
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EPC



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
	Acres	Hectares
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
Estimated Rates Payable: £6,596

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 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.

The licensed venue also provides the perfect setting for weddings 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

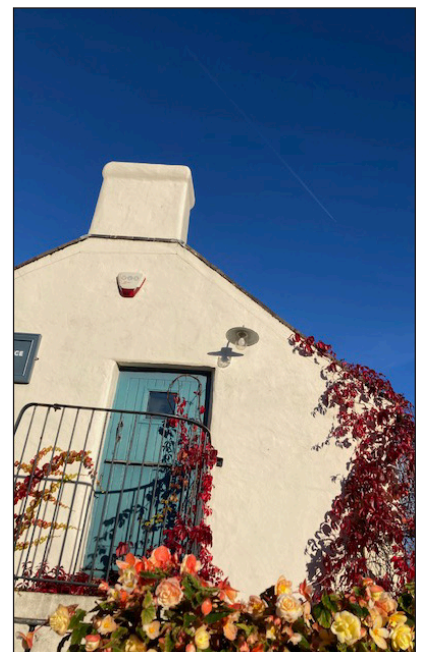
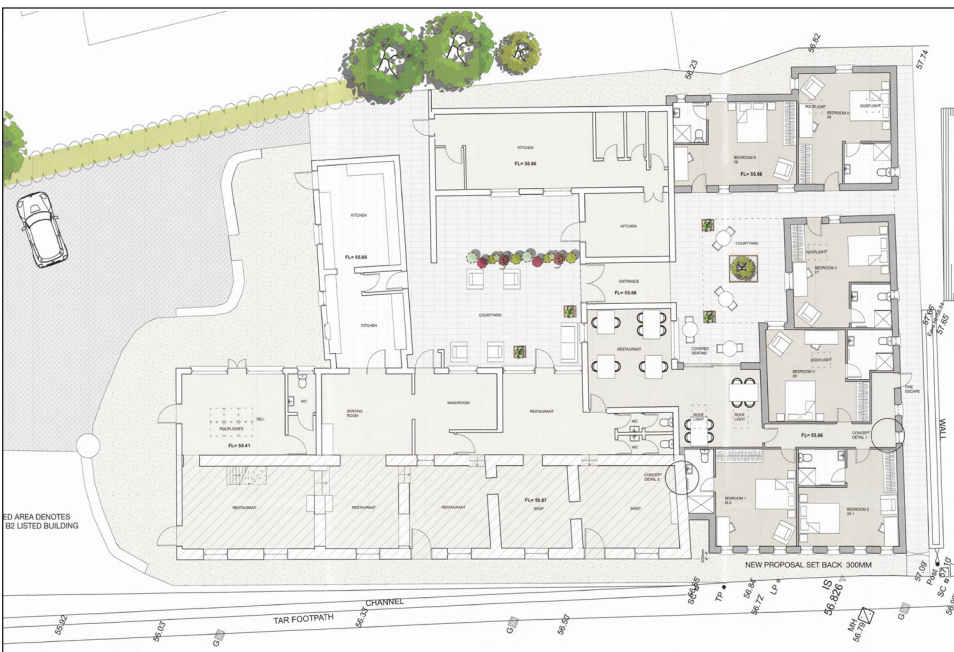
The property benefits from a restaurant licence.

Trading Hours (Current)

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

Sale Proposal

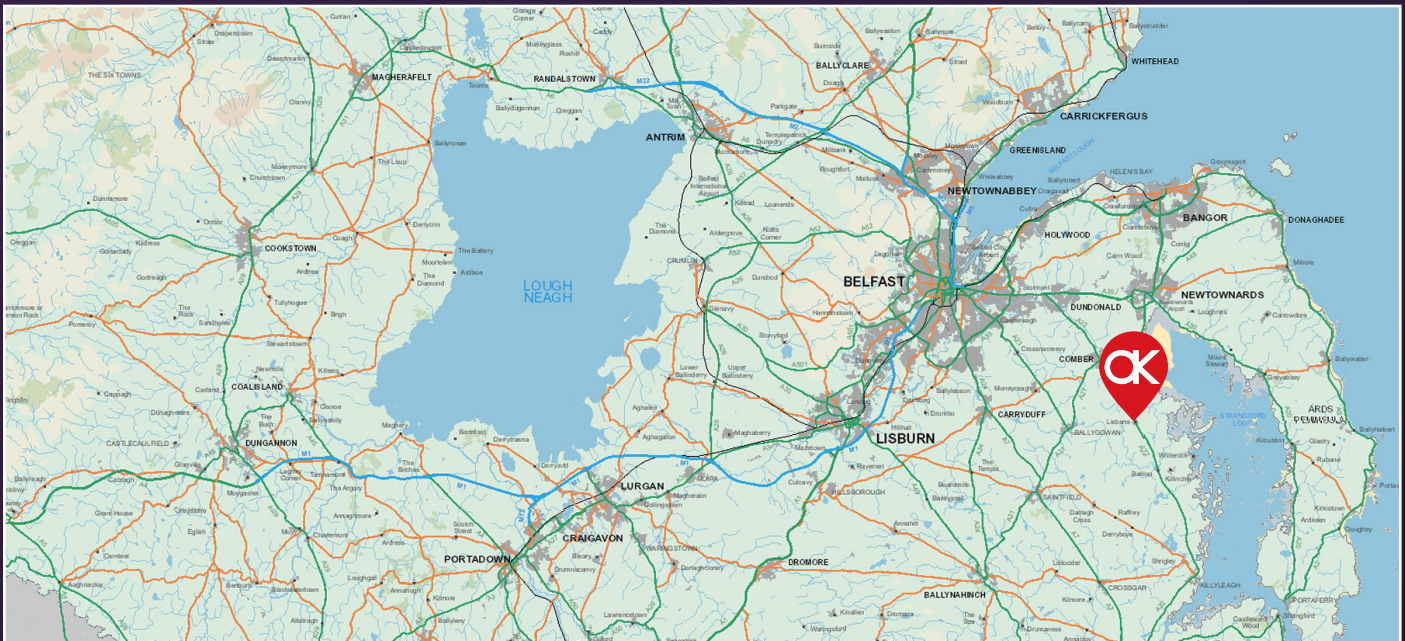
This freehold trading business is for Sale by Private Treaty. Guide price for the property, goodwill, fixtures and fittings on application. Stock separate at the date of valuation.



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

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