

**FOR SALE**



# Millars of Ballycarry

46 Main Street, Ballycarry, Co. Antrim, BT38 9HH

**Public bar, Off sales, Lounge bars & Studio letting accommodation**

- Long established family run village public house
- Opportunity to add an additional letting accommodation
- Retirement sale

**028 9081 8650**  
**078 0103 2053**



## Location

Ballycarry village is located midway between Larne and Carrickfergus, overlooking Islandmagee, only 2.5 miles from Whitehead and approximately 22 miles north of Belfast. The village had a population of 1,371 in the 2011 census.

The subject is located in the centre of the village, facing Main Street, not far from the West Street junction.

## Description

The property comprises a two-story end-terrace public house dating back to 1754, with an extensive single-storey return and a patio area to the rear. The trading areas are arranged on the ground floor, with first-floor studio letting rooms offering panoramic views.

## Accommodation

**Ground Floor** - The ground floor accommodation includes a public bar with a side lounge, an off-sales shop, a bar servery with cold rooms and spirits stores, ladies' and gents' toilets, a kitchen, ancillary storage, and a back lounge.

**Public Bar** - Accessed from Main Street, the public bar features timber floorboards, painted plaster walls, and ceilings with recessed spotlighting. Seating options include fixed bench upholstered seating, free-standing bar stools, tables, and chairs, with a capacity for approximately 20 patrons. The bar area showcases a carved timber bar servery with ample storage and optic displays, including double bottled cooler fridges. Additionally, a purpose-built cold room with a multi-circuit system is located at the rear of the public bar, along with spirit storage facilities..

**Side Lounge** - Accessible directly from the public bar, this area has also a separate side entrance from the car park. The finishes include a combination of tiled and timber-boarded flooring, with walls that are half-timber-lined and half-painted. A traditional timber beam ceiling adds to the room's character, and a feature fireplace serves as a focal point. The lounge can comfortably accommodate approximately 30 patrons, at cloth-upholstered bench seats and a variety of free-standing tables and chairs.

Ladies' toilets are accessed through a link corridor to the rear of the lounge, and gents' toilets are situated through the front bar to the rear of the off-sales.

**Off Sales Shop** - The off-sales shop has single-door access and a picture window onto Main Street. The shop is fitted with a counter, tall fridges, and display shelving.

**Lounge/Function Room** - To the rear of the side lounge is a spacious lounge bar/function room that can accommodate up to 70 customers with a range of fixed bench seating and free-standing tables and chairs. The split-level lounge also features a bar servery and full-height glazed rear windows with central patio doors providing access to a beer garden at the rear.

**Kitchen** - A fully equipped commercial kitchen, located directly adjacent to the rear lounge, includes a comprehensive range of catering equipment. A store is situated directly off the rear kitchen and leads to the rear yard.

Heating throughout the premises is provided by low-pressure, hot water radiators served from an oil-fired central heating boiler.

## First Floor - studio letting rooms

Situated on the upper level with separate entrance from the car park, there are two studios that offer panoramic views of Islandmagee and the surrounding countryside.

Studio 1 features twin beds, while Studio 2 offers a double bed. Both studios are equipped with ensuite shower facilities. A communal sunroom with a television and comfortable sofas, overlooks an outdoor decking area.

An additional unused room on this floor could potentially be converted into another letting studio. A manager's office is also located on this floor.

**Car Park-** Up to 12 car spaces are located at the side of the premises.

## Rateable Value

Description: Licensed Premises & Holiday Lettings **NAV £11,900**

Estimated rates payable: **£7,386**

## Fixtures & Fittings

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

## Liquor Licence

The property is being sold with the benefit of a valid 5 (1) (a) liquor licence (for sale of alcohol on and off the premises).

## Entertainment Licence

The property has a current capacity of 200 persons.

## Price

On application

## Sale Detail

For sale by Private Treaty.

## EPC

Pending

## Contact

By appointment through sole agents:

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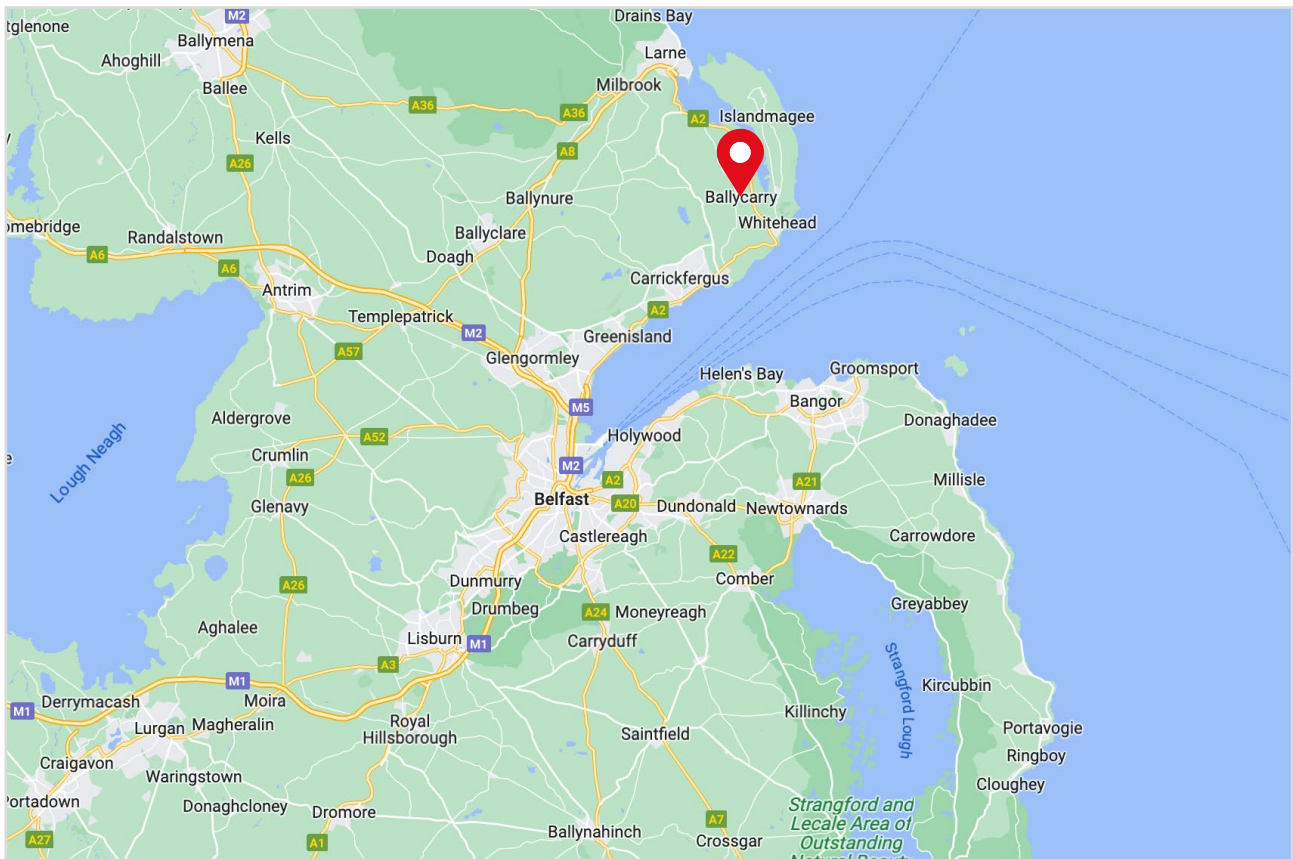












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