



## The Hertford Arms, 7 Smithfield Square, Lisburn

**OIRO £325,000** Freehold

A well established and successfully trading public house for sale as a going concern to include licence goodwill fixtures and fittings, for sale due to retirement.

Price includes liquor licence. offers for alternative use without licence will be considered.

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A well established and successfully trading public house for sale as a going concern to include licence goodwill fixtures and fittings, for sale due to retirement, after around 50 years in the business.

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The Hertford Arms occupies a prominent location on the one way system within Lisburn city centre.

It presently trades as a licenced public house and occupies a large site offering huge potential to develop the leisure offering further perhaps for a combined restaurant and bar use. The licence permits the sale of 'intoxicating liquor either in or off the premises'.

The business has a loyal clientele and generates a steady annual turnover. Trading accounts will only be provided on email application to [ed@falloonestateagents.com](mailto:ed@falloonestateagents.com).

The property presently has both the main public bar and an extensive first floor lounge area, with separate toilet provision on each level. There is oil fired heating and the public bar has a brick fireplace and cosy open fire.

Tenure: Freehold

#### **Porch**

#### **Public Bar**

w: 4.15m x l: 14m (w: 13' 7" x l: 45' 11")

Mahogany bar with granite top. Bench seating. Open fire. Tiled floor.

#### **Rear hall**

Stairs to first floor level.

#### **Disabled toilet**

#### **Mens toilet**

#### **Ladies toilet**

#### **Fire escape**

#### **First floor lounge**

w: 6.07m x l: 6.46m (w: 19' 11" x l: 21' 2")

L shaped. Mahogany bar with granite top.

plus 5.14 x 3.56

#### **Office**

w: 1.1m x l: 2.4m (w: 3' 7" x l: 7' 10")

#### **Mens toilet**

#### **Ladies toilet**

#### **Yard**

#### **Rear outbuilding**

w: 7.6m x l: 23m (w: 24' 11" x l: 75' 6")

Stores with scope to redevelop. Oil fired boiler. Cold room.

#### **Rates payable**

From LPSNI - NAV of £6800.00, with rates payable of £3577.79

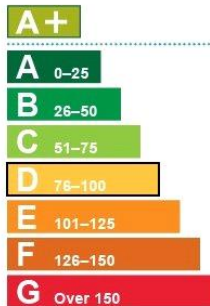






**Energy Performance Asset Rating**

More energy efficient



**90** This is how energy efficient the building is.

Less energy efficient

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.