



**Instinctive
Excellence
in Property.**

For Sale

Well Established Licensed Restaurant

The Bronte Steak House & Grill
69 Ballynafoy Road
Ballynaskeagh
Banbridge
BT32 5DN

LICENSED RESTAURANT



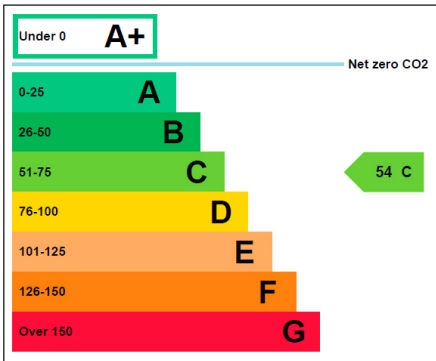
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EPC



Location

The subject is located off the main A1 dual carriageway which links Belfast to Newry and Dublin. The property is located 6 miles south of Banbridge and 11 miles northeast of Newry. Take the B3 exit at Loughbrickland towards Rathfriland.

Description

The detached single property comprises a fully fitted substantial licensed restaurant with ample restaurant accommodation and fitted kitchen. The property also includes another detached two storey building currently used for storage. Ample car parking is provided to the front and side of the restaurant.

The licensed restaurant is fitted to a good traditional standard providing front bar, restaurant, rear lounge and fitted kitchen with ample ancillary areas.

The sale also includes 2.7 acres of good agricultural lands with frontage on the Ballynafoy Road.

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
Restaurant	2,527	235
Two Storey Outbuilding	1,938	180
Description	Acres	Hectares
Restaurant and Car Parking	0.7	0.28
Agricultural Lands (Adjacent)	2.7	1.09
Total Site Area	3.4	1.37

Rates

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

Net Annual Value: £15,500
Rate in the £ for 2023/2024: £0.56365

Accounts

These will be provided to bona fide parties upon request.

Licence

The property benefits from a Restaurant Licence.



Fixtures and Fittings

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

TUPE

The purchaser will be required to comply with the current TUPE legislation and employment transfer.

VAT

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

Sale Proposal

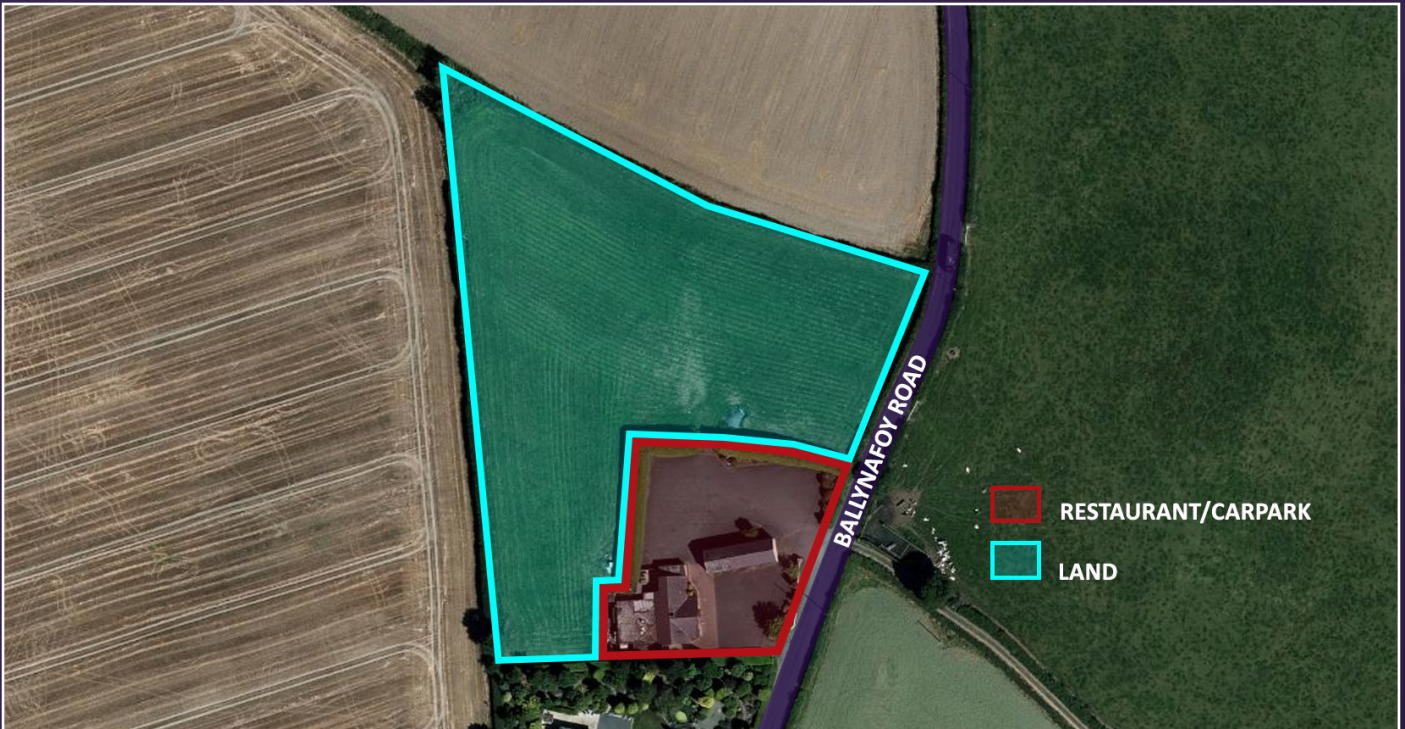
The Freehold licensed restaurant business is being offered for sale by private treaty. Stock at valuation.

Guide price upon application.

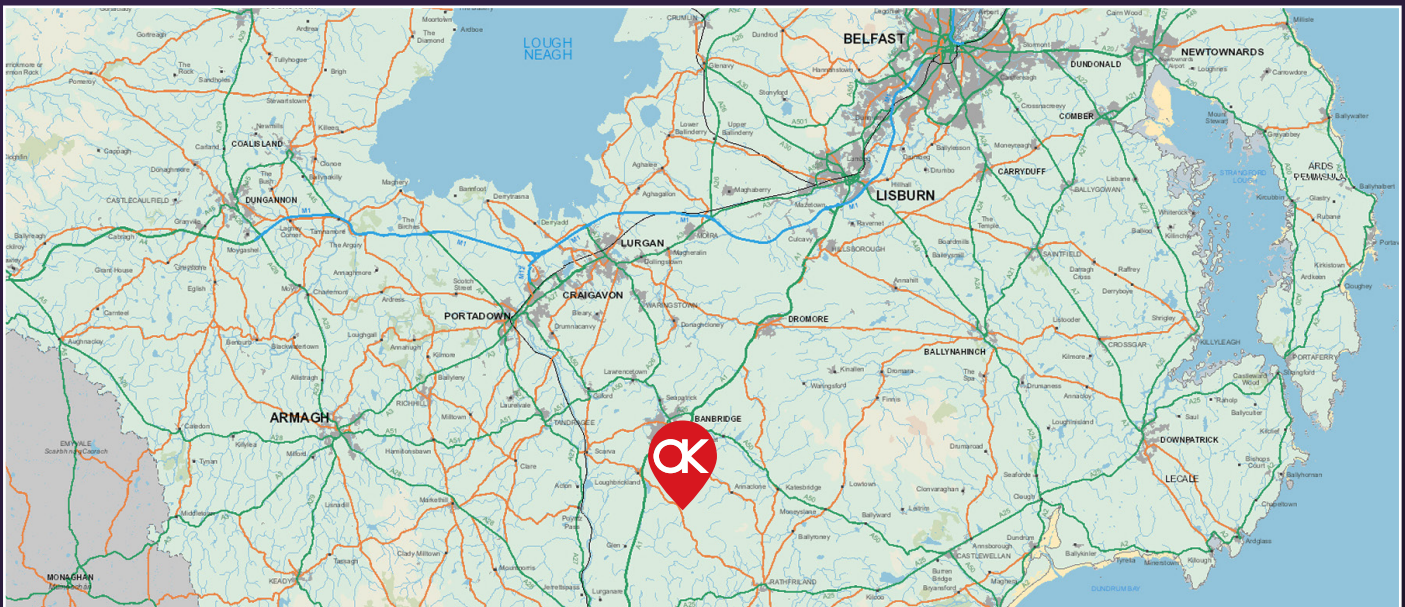
Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.





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.