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FOR SALE

8–10 Castle Street, Dromore BT25 1AF

Former licensed premises and restaurant extending to c. 3,370 sq ft (315 sq m)

On the instructions of EY-Parthenon, acting as Joint Receivers of Boyles Limited (In Receivership)

LOCATION

Dromore is a market town in County Down, c. 8 miles north east of Banbridge and c.5.5 miles south west of Royal Hillsborough.

The subject property is located on Castle Street on the fringe of the town centre. Neighbouring uses predominantly comprise of residential dwellings.

DESCRIPTION

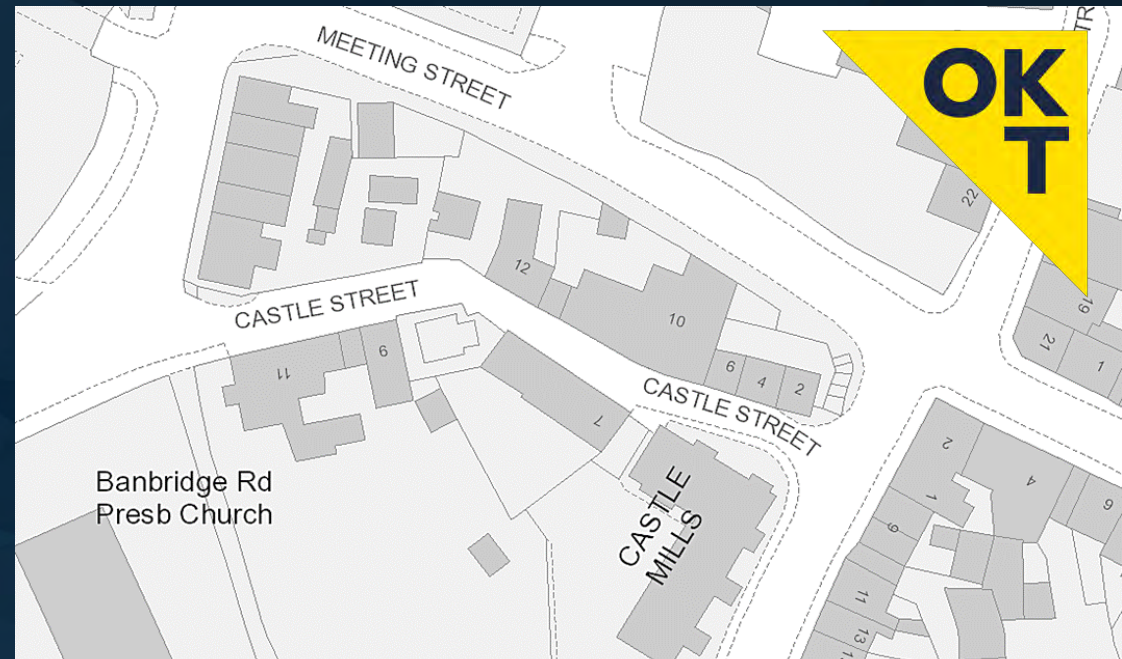
The subject property most recently traded as Boyles Bar and comprises a bar, restaurant, kitchen area, beer garden and upper floor storage.

Internally the property is well fitted on the ground floor with finishes in the bar and restaurant including wooden flooring, painted / plastered walls, feature lighting, fully functioning bar, commercial kitchen and WCs.

The upper floor provides storage accommodation and a small office area.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Bar / Served	C. 51	549
Seating Area	C. 57	609
Store Rooms	C. 42	451
Kitchen	C. 31	329
Male & Female WCs		
FIRST FLOOR		
Office	C. 17	182
Stores	C. 105	1,125
OUTSIDE		
Stores	C. 12	125
TOTAL	C. 315 sq m	3,370 sq ft



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/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: 9775

SALES DETAILS

PRICE: Offers in the region of £75,000

TITLE: Assumed freehold or long leasehold subject to nominal ground rent

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

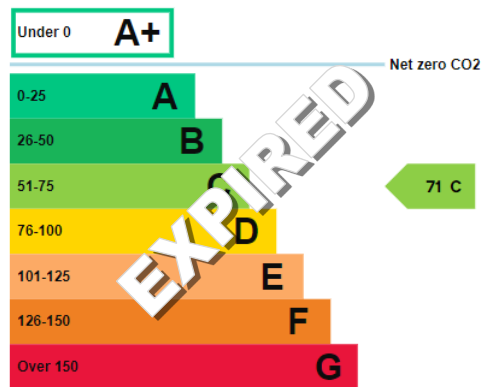
VAT

All prices, outgoings etc are exclusive of, but are subject to VAT.

NAV (RATES PAYABLE)

NAV: £9,500

Estimated rates payable for the current year and in accordance with LPS Website: £5,600.75



FURTHER INFORMATION

IAIN MCCABE

iaain.mccabe@okt.co.uk

ALAN MCKINSTRY

alan.mckinstry@okt.co.uk



O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.