

WELL ESTABLISHED LICENSED RESTAURANT

FOR SALE



Osborne
King

44 MAIN STREET, BLACKWATERTOWN, CO. ARMAGH, BT71 7HL



PROPERTY

LOCATION

OVERVIEW

GALLERY

SALE PROPOSAL

CONTACT

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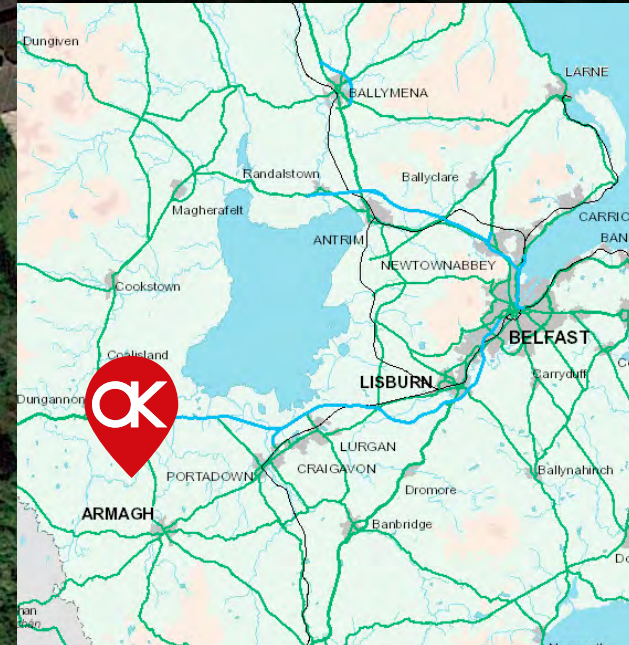
FOR SALE



Location

Blackwatertown is a village in the townland of Lisbofin, County Armagh. It is located on the River Blackwater, close to the border with Tyrone approximately 3 miles from Moy and Armagh and 8 miles to Dungannon.

The property is prominently located in the heart of the village on Main Street with its junction with Blackwatertown Road.



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Description

The two-storey detached building of traditional construction with a pitched slate roof to the original building. This has been extended to the rear with an extensive single storey covered with pitched corrugated and flat roofs. To the rear of the building is a service yard with access onto both Main Street and Blackwatertown Road. This area also includes a compact outdoor facility.

The front ground floor provides a spacious bar and lounge areas fitted with a timber bar servery and ample seating areas. To the rear is the extensive restaurant area with the kitchen and ancillary areas located to the side. Again, the restaurant benefits from a timber bar servery.

The entire restaurant areas are fitted to a very high contemporary standard with seating provided by free-standing chairs and tables with booth style seating. Finishes included a mix of wooden and carpet flooring, feature ceiling lighting, air conditioning units with a mix of wall and ceiling finishes.

The centrally located kitchen is fully fitted with ample preparation and store areas.

The first floor can be accessed internally but can be accessed directly off Main Street. This substantial area extends to approximately 1,820 sq ft and was previously a 4 bedroom residential accommodation. This area is currently used for staff, storage and service area but could be refurbished into its former use.

Accommodation

Description	Sq Ft	Sq M
Ground Floor (GIA)	4,529	421
First Floor (GIA)	1,820	169
Total	6,349	590

Land and Property Services

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

Domestic		Non-Domestic	
Capital Value:	£95,000	Net Annual Value:	£21,400
Rate in £ for 2024/25:	£0.010109	Rate in £ for 2024/25:	£0.589553
Estimated rates payable:	£960	Estimated rates payable:	£12,616



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Fixtures and Fittings

Fixtures and fittings to be included in the sale will be made available upon request.

Licensing

The property benefits from a 5(1)(e) Restaurant Licence.

Trading Accounts

Trading accounts will be provided to genuinely interested parties on request.

TUPE

The business is offered for sale as a going concern and the purchaser will be required to comply with the current TUPE legislation and employment transfer.

Guide Price

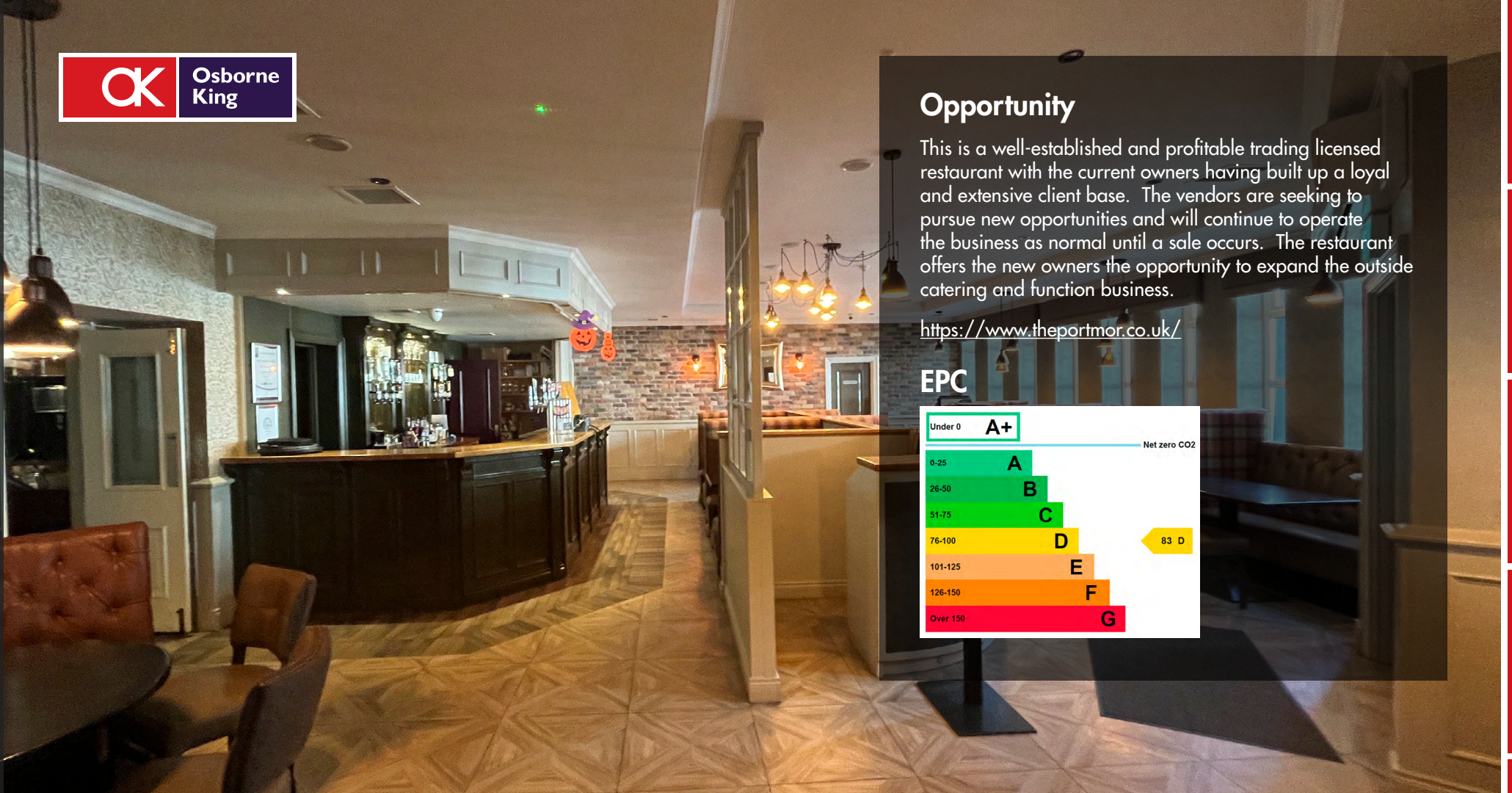
£450,000 for the Freehold trading business. Stock at valuation.

VAT

All prices quoted are exclusive and therefore may be liable to VAT.

Anti-Money Laundering

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

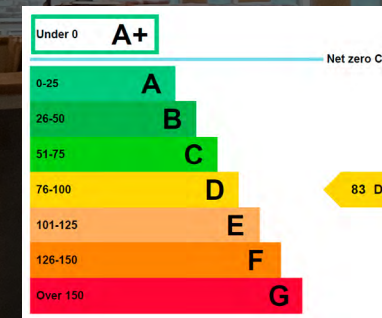


Opportunity

This is a well-established and profitable trading licensed restaurant with the current owners having built up a loyal and extensive client base. The vendors are seeking to pursue new opportunities and will continue to operate the business as normal until a sale occurs. The restaurant offers the new owners the opportunity to expand the outside catering and function business.

<https://www.theportmor.co.uk/>

EPC



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MISREPRESENTATION ACT 1967

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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/uksi/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.