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FOR SALE

91 Falls Road, Belfast BT12 4PE

Former licensed premises in prominent arterial road location extending to c. 2,036 sq ft (190 sq m)

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

LOCATION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.

The subject property is located on the Falls Road, one of Belfast's main arterial routes just north of the city centre and in close proximity to Royal Victoria Hospital.

Neighbouring occupiers include Paddy Power, Greens Hardware, Medicare Pharmacy and a number of hot food operators.

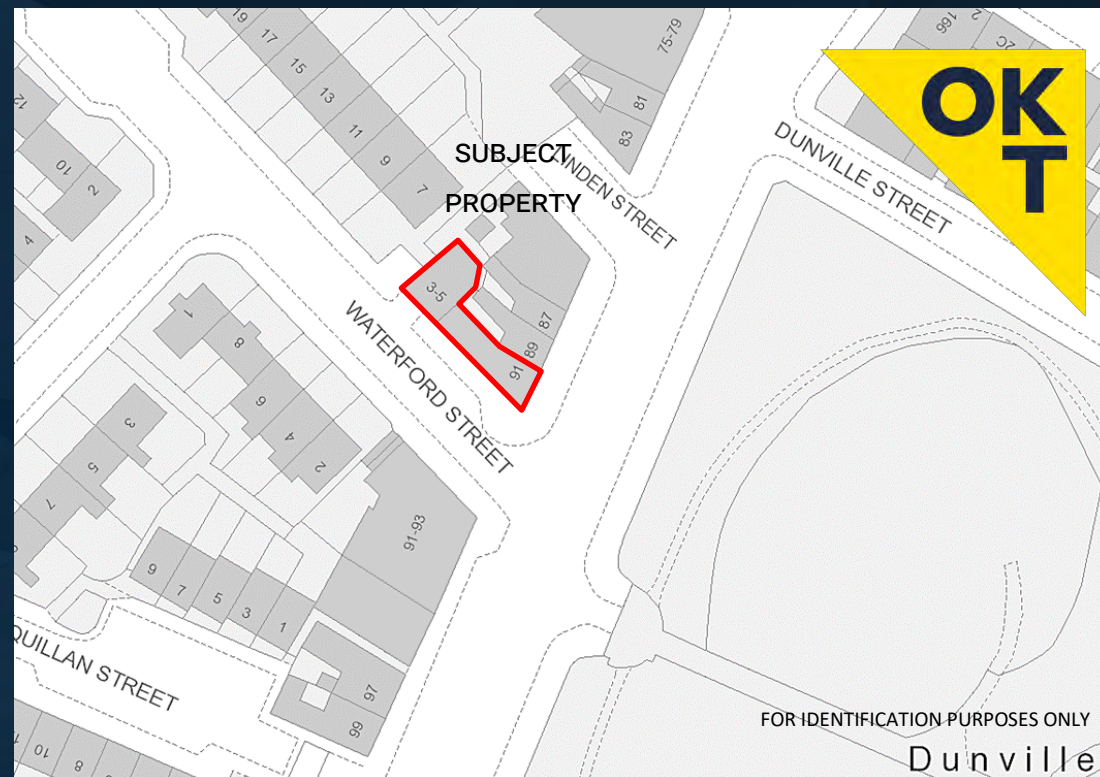
DESCRIPTION

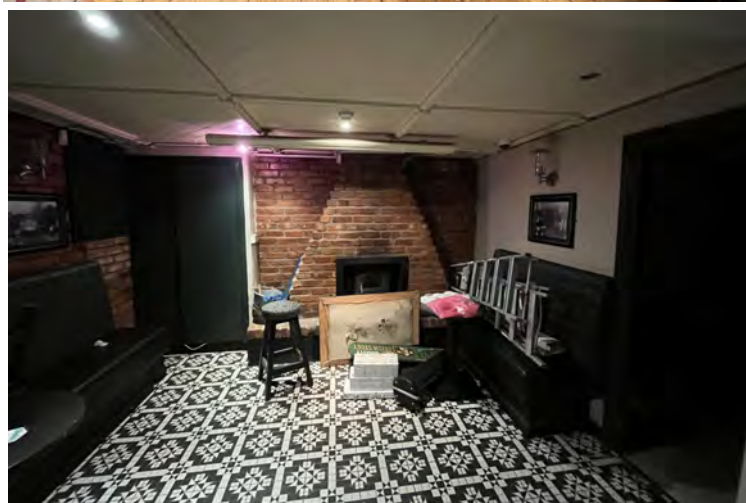
Prominently located former licensed premises in a busy neighbourhood commercial area which is well served by dense local housing with potential for alternative retail / residential use, subject to any necessary planning consents.

Internally the property is fitted to include bar / servery and first floor function room whose finishes include tiled / wooden floors, painted / plastered / feature brick walls with recessed feature lighting and gas fired heating.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Bar	C. 23	248
Store / Keg Room	C. 74	796
Male & Female WCs		
FIRST FLOOR		
Front Seating Area	C. 49	526
Rear Seating Area	C. 43	466
Male & Female WCs		
TOTAL	C. 189 sq m	2,036 sq ft





Boyles Bar, 91 Falls Road, Belfast BT12 4PE



SALES DETAILS

PRICE: Offers in the region of £150,000

TITLE: Predominantly freehold save a small area of leasehold held on a 999 year lease from 27 January 1992

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

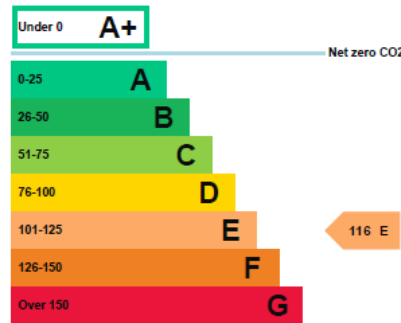
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £11,800.

Estimated rates payable in accordance with LPS Website: £7,072.47.

All prospective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



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 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

FURTHER INFORMATION

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O'CONNOR KENNEDY TURTLE

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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.