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FOR SALE

47 Main Street, Crumlin BT29 4UR

Former licensed premises, restaurant and coach house extending to c. 4,478 sq ft (444 sq m)

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

LOCATION

Crumlin is a village of c. 5,550 people, located c. 20 miles west of Belfast City Centre, c. 9 miles south of Antrim and only c. 3 miles from Belfast International Airport.

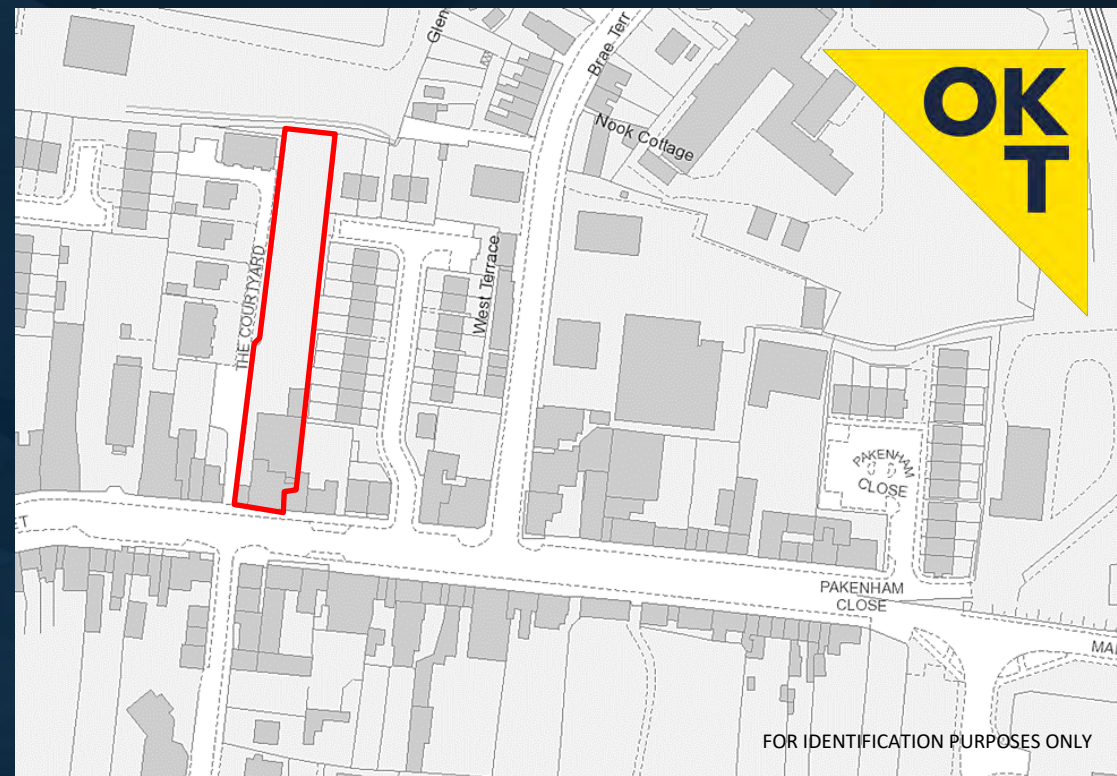
The subject property is located in the heart of the village with neighbouring occupiers including Russells, Camlin Credit Union, Bushes Bakery, Medicare Pharmacy and CIP Insurance.

DESCRIPTION

The property most recently traded as Boyles Coach House, which comprised a bar, restaurant and 7 bedrooms.

Internally the property is well fitted with finishes in the bar / restaurant including tiled / wooden floors with painted / plastered walls, recessed and feature lights, a bar / servery, commercial kitchen and WCs.

The upper floors have carpeted floors, plastered / papered walls, modern ensuite facilities and gas fired heating.



The property benefits from a large car park to the rear — with a total site area of c. 0.5 acres, it may have residential development potential, subject to any necessary planning consents.



ACCOMMODATION

DESCRIPTION **AREA (SQ M)** **AREA (SQ FT)**

GROUND FLOOR

Back Function Room	C.57	613
Restaurant Seating Area	C. 108	1160
Serving Area / Bar	C.15	160
Kitchen	C. 28	303
Walk-in Freezer	C. 4	41
Private Function Room	C. 26	282
Front Seating Area	C. 31	337
Bar	C. 38	413

Male & Female WCs

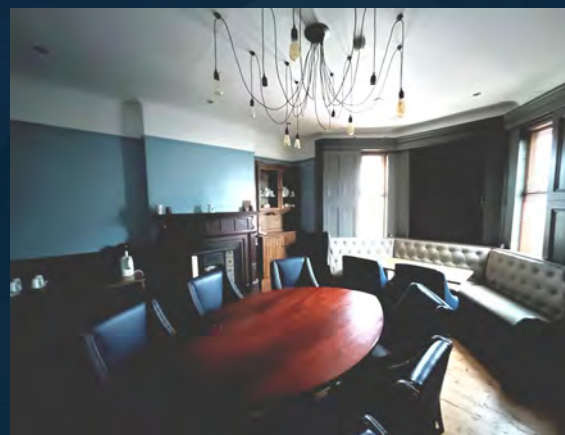
FIRST FLOOR

Store	C. 11	118
Room 1	C. 16	172
Room 2	C. 10	110
Room 3	C. 12	125
Room 4	C. 15	162
Room 5	C. 11	118

SECOND FLOOR

Room 6	C. 25	270
Room 7	C. 37	394

TOTAL **C. 444 sq m** **4,778 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 £250,000

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

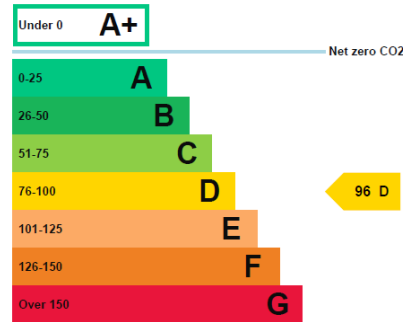
All prices, outgoings etc are exclusive of, but are subject to VAT.

NAV (RATES PAYABLE)

NAV: £18,500

Estimated rates payable for the current year and in accordance with LPS Website: £10,458.57

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



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.