



Instinctive  
Excellence  
in Property.

# For Sale

Public House

The Front Page  
9 Ballymoney Street  
Ballymena  
BT43 6AL

LICENSED PREMISES





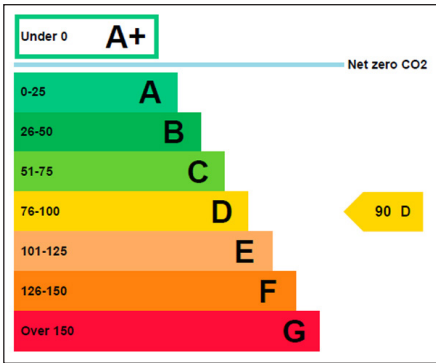
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### EPC



### Location

Ballymena is a leading provincial town located approximately 28 miles north of Belfast, serving an extensive area of County Antrim. The property occupies a prominent position on Ballymoney Street. It is surrounded by a good mix of commercial occupiers to include Moore Electrics, Bob & Berts and The Tower Centre.

### Description

This two storey mid terrace building is of traditional construction. Internally the property provides a ground floor public bar with ancillary accommodation and first floor lounge with smoking terrace.

The traditionally fitted out public bar is finished to a high standard. Seating is provided via a mix of booth and perimeter benches with free standing stools at the timber bar counter servery. Toilets are located off the bar, as well as keg and bottle areas. The building is serviced by oil fired central heating.

### 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       |
|--------------|--------------|------------|
| Ground Floor | 1,108        | 103        |
| First Floor  | 301          | 28         |
| <b>Total</b> | <b>1,409</b> | <b>131</b> |

Licensed for 160 patrons over two floors.

### Rates

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

Net Annual Value: £18,200  
 Rate in the £ for 2024/2025: £0.672415  
 Estimated rates payable: £12,237.95

### 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.





## Accounts

These will be provided to bona fide parties upon request.

## Fixtures & Fittings

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

## Sale Proposal

An opportunity has arisen to purchase one of Ballymena's busiest Public Houses. Proprietors, Stephen & Marie Reynolds have decided to retire after 34 years at the helm of this flagship, award-winning establishment. This popular Free House has always traded as a traditional non-food pub, offering wet-led on-sales only. However, there is potential, and sufficient space, to introduce a food offering if the new owner so desired.

The sale is supported by strong trading accounts which provide a profitable business for a potential new owner with no capital expenditure required.

The freehold licensed business is for sale by private treaty to include the building, liquor licence, goodwill, fixtures and fittings. Stock at valuation. Guide price upon application.

## Licence

The property benefits from a 5(1)(a) liquor licence and late Entertainments Licence.

## VAT

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







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.