

**FOR SALE**



# Licensed Premises with Hot Food Takeaway investment

Units 1 & 2, 2 Brookfield Industrial Estate  
Peggys Loaning, Banbridge, BT32 4AP

- Licensed Premises and Off-Sales
- Hot Food takeaway investment
- Liquor Licence 5(1)(a) available by separate negotiation
- On site car park
- Potential to re-purpose to other Retail / Commercial uses

**078 0103 2053**



## Location

Banbridge is a town in the Armagh City, Banbridge and Craigavon Borough Council area. It is situated off the A1 with Belfast approximate 30 minutes drive to the north and Newry 10 minutes drive to the south. At the 2021 census had a population in the region of 17,400. The town is a popular commuter location with a range of local and national outlets and well as The Boulevard shopping outlet.

## Description

The property comprises a bar with public lounge, snooker/pool room, raised floor area, men's/ladies and disabled WC facilities, and mezzanine storage area. Off-sales with cold store, office and dry store as well as internal access to the bar. Externally there is a hot food takeaway and car parking situated to the front of the premises.

We are advised that the Hot Food Takeaway is currently rented at £10,000 per annum.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth edition. All areas being approximate:

	Sqm	Sqft
Off Sales	72sqm	776sqft (GIA)
Bar	261sqm	2,803sqft (GIA)
Takeaway	44sqm	474sqft (GIA)

## Rates

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

Rates	£
Net Annual Value:	£2,750 (Takeaway) and £7,800 (Licensed Premises)
Rate in the £ for 2024/25:	£0.589553
Estimated Rates payable:	£1,550 (Takeaway) and £4,598.51 (Licensed Premises)

## Title

We understand that the property is held under a Freehold or Long Leasehold title

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT (where applicable)

## Licensing

The property benefits from a 5(1)(a) liquor licence

## Sale Proposal

For sale by Private Treaty

## Investment Rent

£10,000 per annum from Hot Food  
Takeaway business

## Price

Offers in the regions of £450,000  
(excluding liquor licence)

## Anti-Money Laundering

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

## EPC

Pending

## Contact

By appointment through sole agents:

### Brian Nixon

Mobile: 078 0103 2053

Email: [brian.nixon@whelan.co.uk](mailto:brian.nixon@whelan.co.uk)

Whelan Commercial Ltd



### Joint Agent:

### Simon McCullough

Mobile: 077 3491 9483

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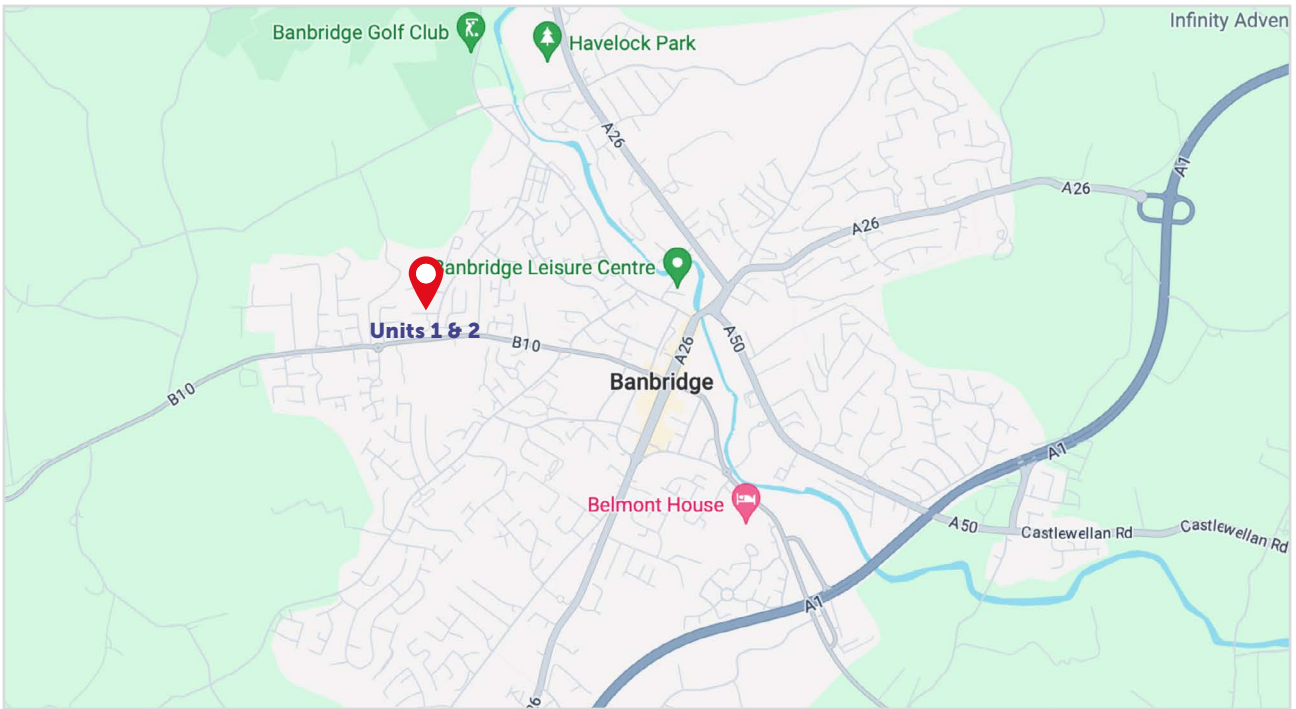






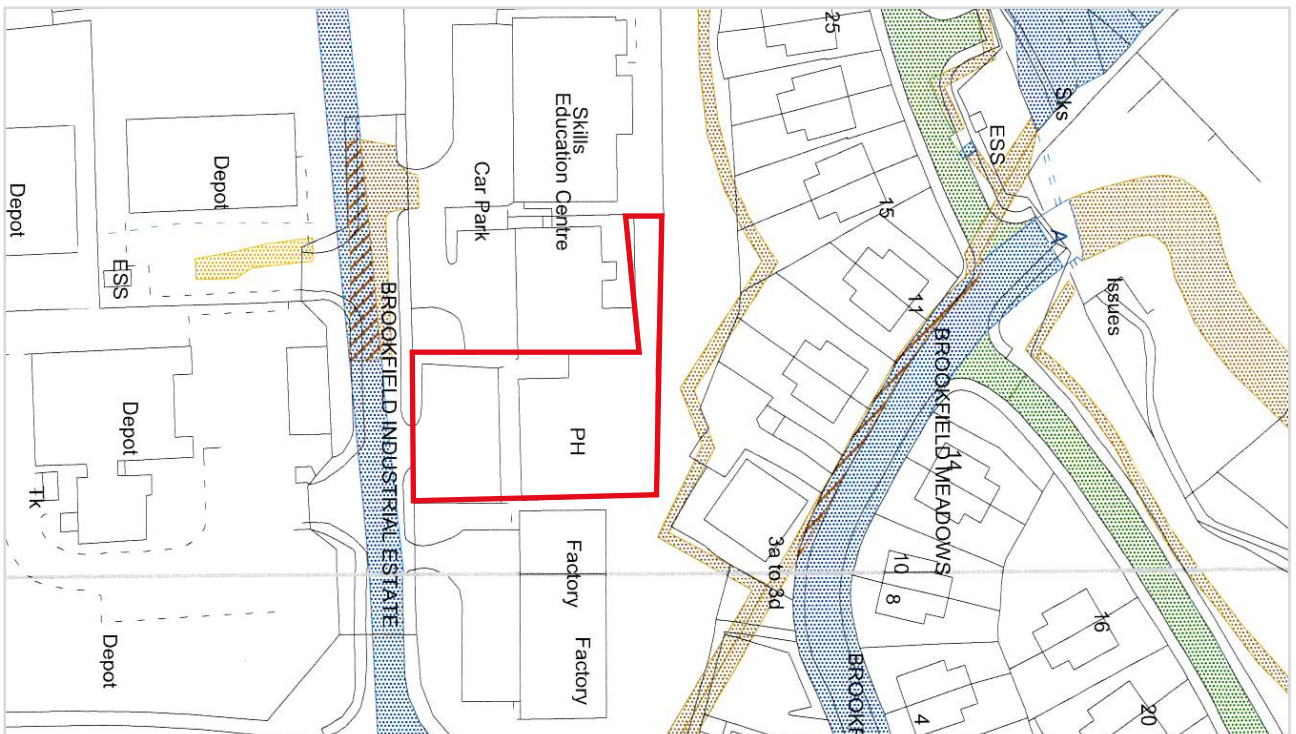


## Location map



## Site Plan

For identification purposes only



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