

Independent

PROPERTY ESTATES



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The Slip Inn at the Bull & Claw, Portaferry

RENT - POA!

**TO
LET**

- The Slip Inn at the Bull and Claw
- 1 The Strand, Portaferry
- Stunning Views across Strangford Lough
- Fully Licenced Restaurant / Public House
- Beautifully Presented Throughout
- To Include Fixtures & Fittings
- Two Storey Commercial Premises
- Large Beer Garden with Views across Strangford Lough
- Ground Floor High Visibility Frontage
- Separate Two Bedroom Apartment to the Rear

028 9145 0000
www.ipestates.co.uk



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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Independent Commercial are pleased to offer The Slipp Inn at the Bull and Claw, 1 The Strand, Portaferry for Rent to include the Fixtures & Fittings.

This Premises also comes with a Two Bedroom Apartment which would be ideal for additional Revenue through Short-Term Letting / Air BnB or simply for the new Tenants to use for their own personal use or as accommodation option for Staff.

Rarely does the opportunity present itself to Rent such a well presented and fitted out Restaurant and Public House located in the heart of Portaferry.

This beautifully presented and recently renovated Restaurant and Public House will provide the new Tenant an ideal opportunity to Rent and develop what is already one of Portaferry's leading independent and Boutique Restaurants and Public Houses.



The Slip Inn occupies commercial premises set out over two floors and is located on the Strand, in the centre of Portaferry benefitting from a high visibility frontage onto the Strand and making the most of this advantageous and sought-after site.

To the side of the Premises there is a large Beer Garden which is ideal for Outdoor Dining or for simply enjoying a few Drinks on those long Summer Evenings and enjoying the views across Strangford Lough.

To the rear of the Premises there is a Two Bedroom Apartment which would be ideal for additional Revenue through Short-Term Letting / Air BnB or simply for the new Tenants to use for their own personal use or as accommodation option for Staff.

We would recommend an early viewing to fully appreciate this unique opportunity.

