

**FOR SALE**



# McInerney's Bar, Gilford, Co Down

6-10 & 12 Dunbarton St, Gilford, Craigavon BT63 6HJ

- Licensed Premises and Off-Sales
- Popular local restaurant & ATM investment
- Vacant retail shop

**078 0103 2053**



## Location

Gilford is located approximately 5 miles south east of Portadown on the A50 trunk road. It is approximately 27 miles from Belfast and 5 miles from Banbridge. Gilford had a population of 1,957 at the 2021 Census. The premises are located on Dunbarton Street in the centre of the town.

## Description

Extensive licensed premises comprising public bar, lounge bar, beer garden and separate off sales shop with extensive first floor restaurant and ground floor ATM. The restaurant and ATM are rent producing. Included is an adjoining shop premises.

## Accommodation

**Public Bar** with a seating capacity for 20 patrons, a central bar servery, Lounge Bar to rear with a seating capacity for 60 patrons and ladies and gents toilet facilities leading off the lounge area. Beer garden/smoking area to the rear.

**Off sales** – with separate street entrance and extensive range of wine and beer cooler cabinets and stores.

**No 12 Dunbarton Street** – adjoining vacant two storey shop premises.

## Rates

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

|                          | £          | Est. Rates |
|--------------------------|------------|------------|
| Licensed Premises        | NAV £6,500 | £3,833     |
| Restaurant (First Floor) | NAV £3,500 | £1,975     |
| ATM                      | NAV £2,000 | Exempt     |
| Shop                     | NAV £4,700 | £2,771     |

## Title

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

## Licensing

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

## Price

On Application.

## EPC

Pending.

## 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.

## Contact

By appointment through sole agents:

### Brian Nixon

Mobile: 078 0103 2053

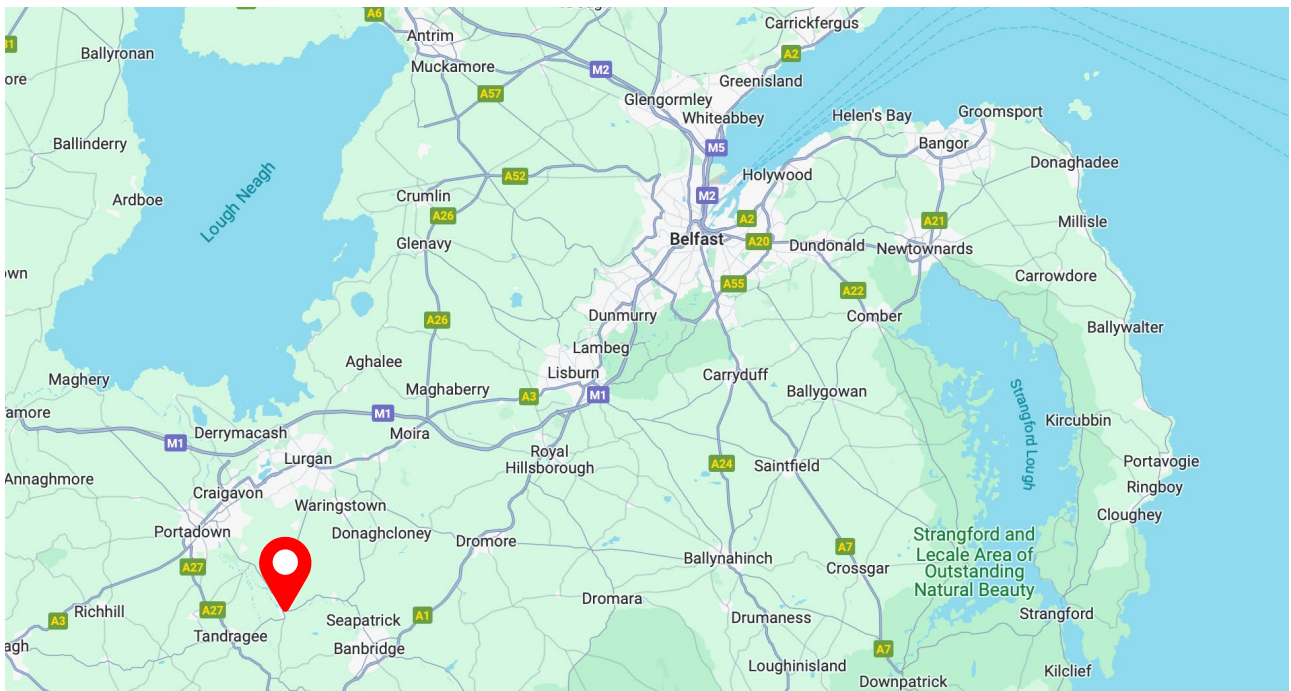
Email: [brian.nixon@whelan.co.uk](mailto:brian.nixon@whelan.co.uk)

Whelan Commercial Ltd  
Scottish Provident Building  
7 Donegall Square West  
Belfast BT1 6JH





# Map



MISREPRESENTATIONS ACT 1967 Whelan Commercial Limited (and their Joint Agents where applicable) for themselves and for the Vendors and/or Lessors of the property whose agents they are, give notice that (1) these particulars are a general guideline only, for the guidance of prospective purchasers or tenants, and they do not constitute the whole or part of an offer or contract; (2) Whelan Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (3) no employee of Whelan Commercial Limited and their Joint Agents where applicable) has any authority to make or give representation of warranty or enter into any contract whatever in relation to the property; (4) unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject; (5) these particulars are issued on the understanding that all negotiations are conducted through Whelan Commercial Limited.