

FOR SALE



Junior's Bar

26 Bridge Street, Strabane BT82 9AE

Long-established, family-run licensed premises situated in a prominent location, a short walk from Strabane town centre.

078 0103 2053



Location

Strabane, with a population of 13,507 as of the 2022 Census, lies on the River Foyle on the border between Northern Ireland and the Republic of Ireland. Strabane is approximately 15 miles from Derry, 20 miles from Omagh, and 75 miles from Belfast. The premises are located close to the town centre, fronting a main town thoroughfare.

Description

Compact licensed premises over two floors, comprising:

- Public bar
- Kitchen
- Cold/keg store
- Rear smoking area
- Stores on the upper level

Accommodation

- **Entrance Porch/Hallway**
- **Public Bar:** Seating capacity for 40 patrons with upholstered bench seating, a range of tables, and high bar stools. The area features a spacious bar servery with ample shelving and bottle cooler cabinets. Adjacent to the bar servery is a kitchen equipped with a range of units and cooking equipment.
- **Cold Store:** For kegs, multi-circuit, and general storage with access from Bridge Street.
- **Toilets:** Ladies' and gents' toilets are located at the rear of the bar area.
- **Outdoor Smoking Area:** Located at the rear of the premises.
- **First Floor:** Two rooms currently used as stores.
- **Heating:** Oil-fired central heating system.

Rates

Rateable Value £3,200. Estimated rates payable 2024/25 £2,136.35.

Title

We understand that the property is held Freehold or Long Leasehold subject to a nominal ground rent.

Licensing

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

Price

On Application.

EPC

103 E

Contact

By appointment through sole agents:

Brian Nixon

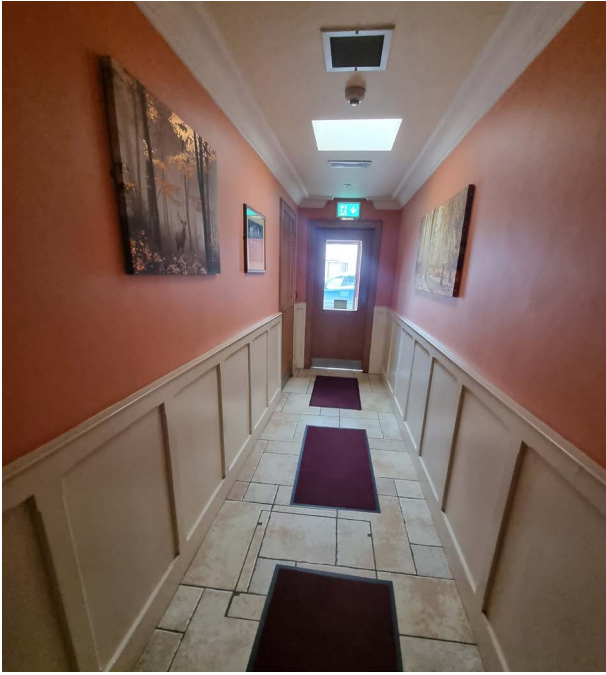
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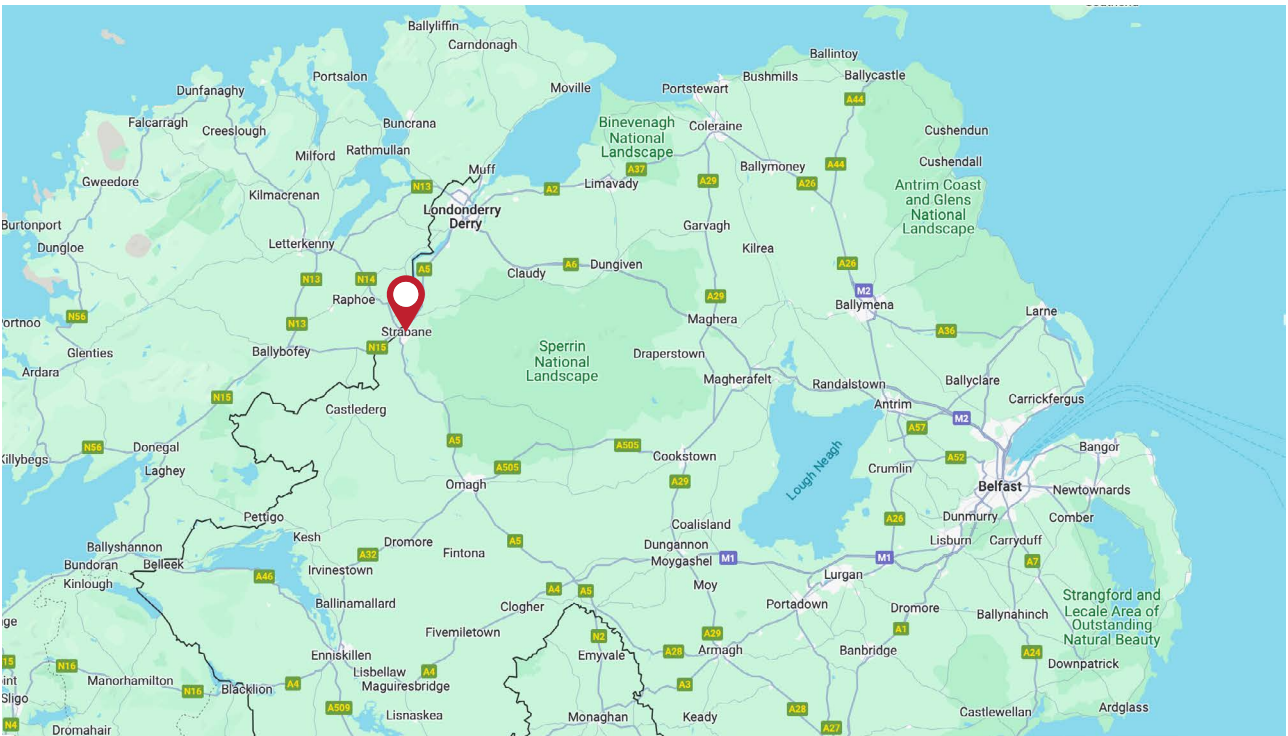
Address: Whelan Commercial Ltd
Scottish Provident Building
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Location map



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