

FOR SALE



Devlin's Bar

1 Castle Place, Strabane, BT82 8AW

- Retirement Sale
- Prominent Town Centre Bar
- Thriving Off-Sales

078 0103 2053



Location

Strabane, with a population of 13,507 (2022 Census), is approximately 15 miles from Derry, 20 miles from Omagh, and 75 miles from Belfast. Strabane lies on the border between Northern Ireland and the Republic of Ireland, with the River Foyle flowing through the town. The premises occupy a prominent corner site in the centre of the town.

Description

Compact licensed premises over two floors, comprising:

- Public bar
- Separate off-sales area
- First-floor lounge bar
- Basement keg store
- Bottle stores and cold room on the second floor
- Dumbwaiter lift

Accommodation

- **Basement:** Keg store
- **Ground Floor**
 - Public Bar: Seating capacity for 30 patrons on a range of upholstered bench seating, bar stools, tables, and chairs. The area features a spacious bar servery with ample shelving and bottle cooler cabinets.
 - Toilets: Ladies' and gents' toilets.
 - Off-Sales: Leading directly off the bar servery is a self-contained off-sales area with separate street access. The area is equipped with a bar servery, bottle cooler cabinets, and shelving.
- **First Floor**
 - Lounge Bar: Accessible by stairs from the public bar area, the lounge bar features a bar servery and has a capacity for 40 patrons with a variety of chairs, stools, and tables.

• Second Floor

- Stores: Comprising a cold room and bottle stores serviced by a dumbwaiter lift..

Rates

Rateable Value £7,400.

Estimated rates payable 2024/25 - £4,940.

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

Pending

Contact

By appointment through sole agents:

Brian Nixon

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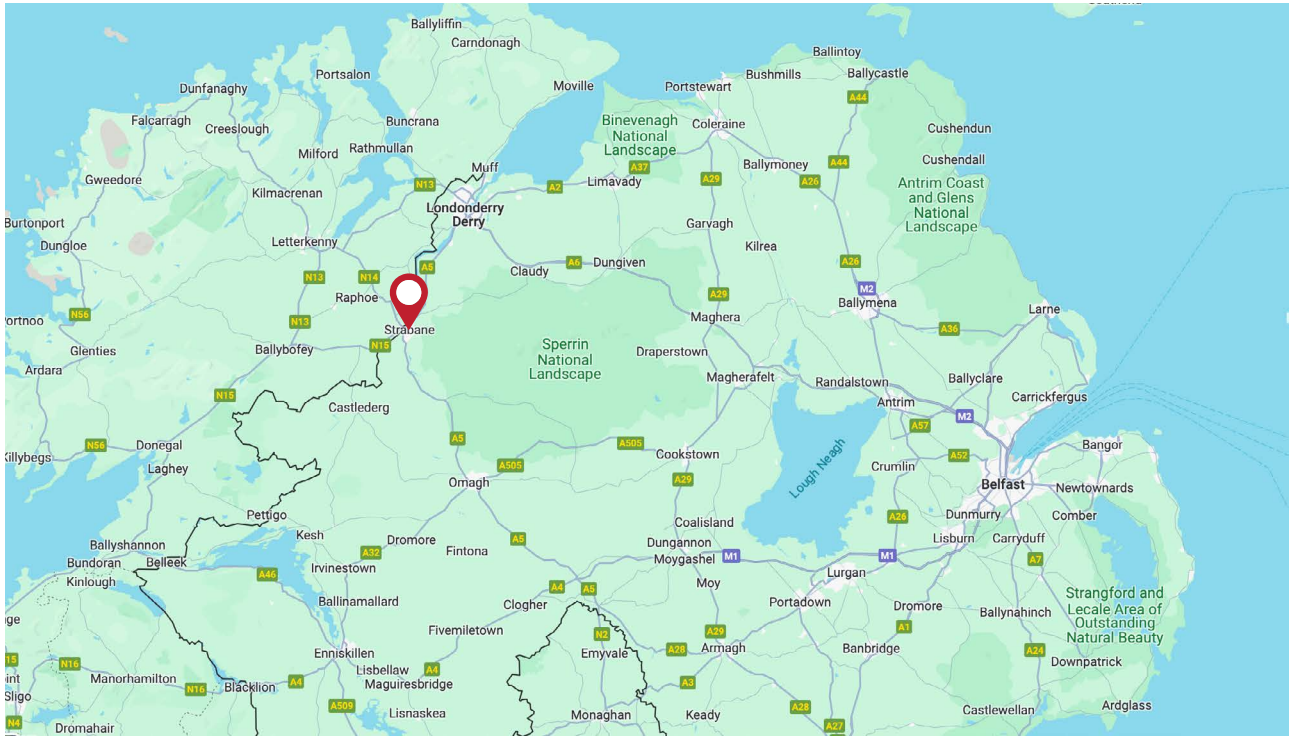
Address: Whelan Commercial Ltd
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Location map



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