



Instinctive
Excellence
in Property.

For Sale

Retirement Sale – Well Established Public House

McKennas Bar
Ballyginniff Road
Aldergrove
Co Antrim
BT29 4EF

LICENSED PREMISES



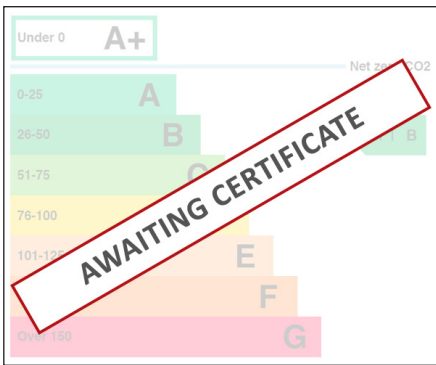
For Sale

Retirement Sale – Well Established Public House

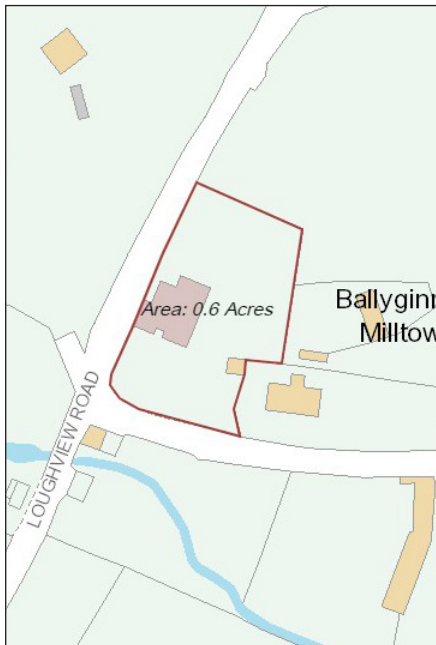
McKennas Bar
Ballyginniff Road
Aldergrove
Co Antrim
BT29 4EF

LICENSED PREMISES

EPC



Indicative Boundary Map



Location

The Co Antrim licensed business is located close to the shore of Lough Neagh approximately 3 miles west of Belfast International Airport. The property is located on the junction of Ballyginniff Road and Loughview Road.

Description

The property comprises a single storey detached public house of traditional construction set on a generous site providing ample on-site parking and outdoor areas.

Internally the open plan pub comprises a bar and lounge areas. The pub is traditionally fitted out with seating provided via a mix of booth and perimeter benches with free standing stools at the timber bar counter servery. Toilets are located off the bar, as well as keg and bottle area to the rear.

An external outdoor area is provided to the front covered by a canopy. There is ample parking and outdoor areas on site with plenty of scope to enhance the business.

Accommodation

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

Description	Sq Ft	Sq M
Gross Internal Area	1,105	103
Description	Acres	Hectares
Site Area	0.6	0.24

Rates

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

Net Annual Value: £3,600
Estimated Rates Payable: £2,035

Anti-Money Laundering

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



Accounts

These will be provided to bona fide parties upon request.

Fixtures & Fittings

An inventory of the fixtures and fittings to be included in the sale will be provided.

Sale Proposal

The well established business is being offered for sale due to retirement and it has been owned by the same family for over 60 years. The freehold licensed business is for sale by private treaty to include the building, liquor licence, goodwill, fixtures and fittings. Stock at valuation. We have been instructed to seek offers over £250,000 exclusive.

Licence

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

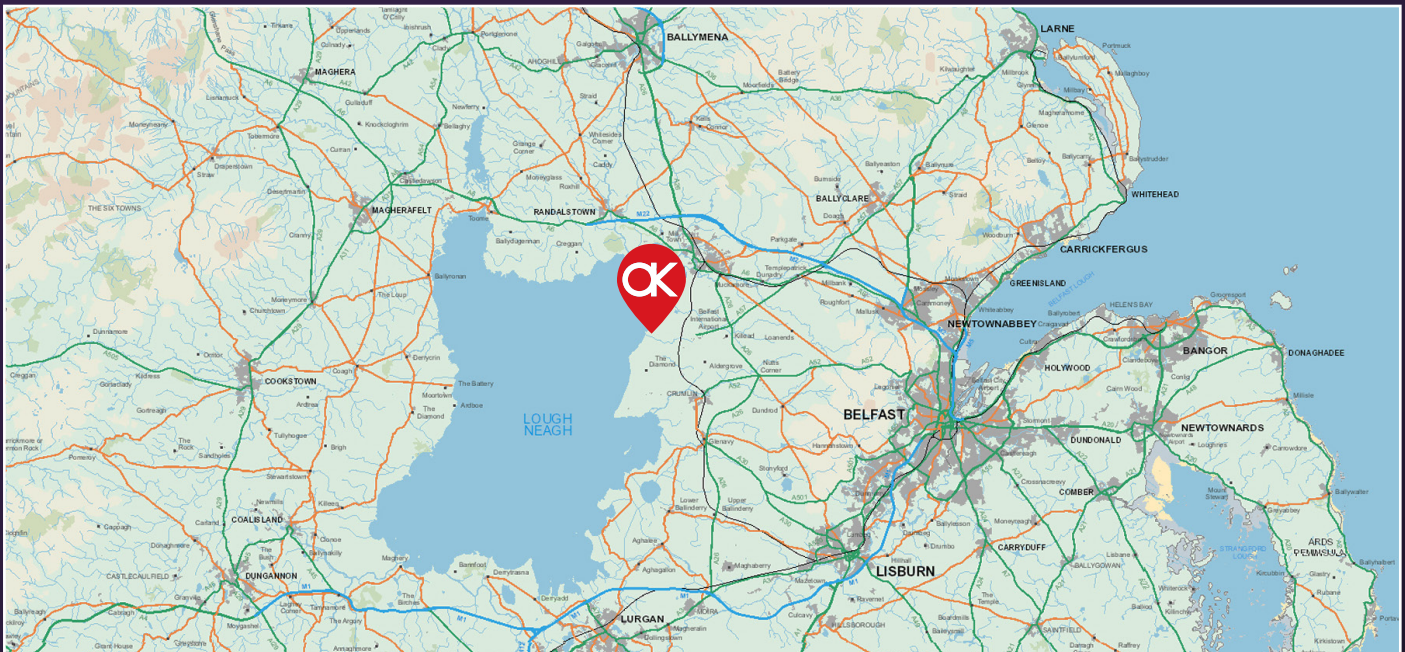
VAT

All prices, rentals and outgoings are quoted exclusive of VAT.





FOR IDENTIFICATION PURPOSES ONLY



MARK CARRON: 📞 028 9027 0016 📠 079 8099 9149 ✉ mark.carron@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD

📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📺 📷 📱

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.