

For Sale (Due to Owners Retirement)

Prime City Centre Licensed Premises / Redevelopment Opportunity

Hagues Bar, 32-36 Chapel Hill, Lisburn, BT28 1BW



Building/Site

Suitable for a variety of alternative uses STPP



Location

Prime location in Lisburn City Centre adjacent to Bow Street Mall



Size

c. 7,800 sq ft (GIA) of adaptable space with onsite car parking / yard extending c. 0.4 acres



Licence

To be sold with or without the benefit of the liquor licence



Income

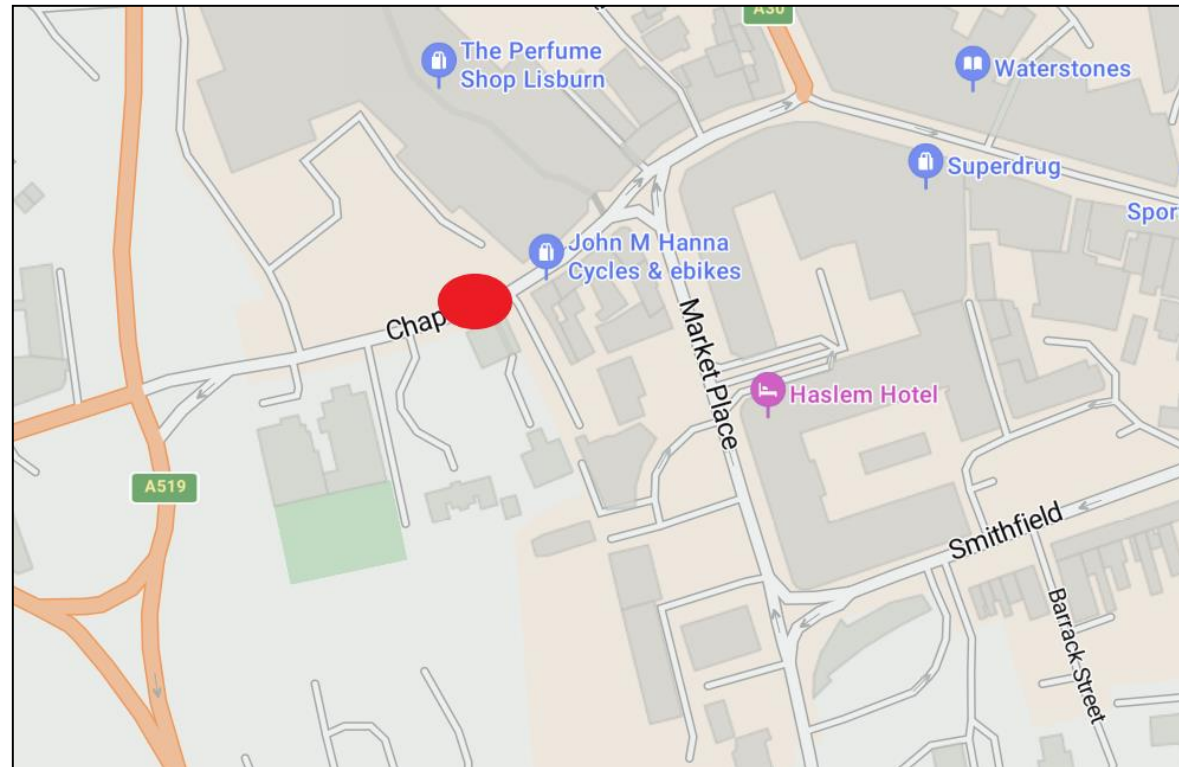
Income producing retail element let to Ladbrokes at £15,000 per annum

Bar / Restaurant Premises on a site of 0.4 acres suitable for alternative use (subject to planning)

Location

The subject is situated on Chapel Hill, approximately midway between the road's junctions with Longstone Road and Bow Street. Chapel Hill lies just outside the Lisburn City Centre one way traffic system; there is therefore a high volume of passing vehicular and pedestrian traffic. The subject also lies in close proximity to the pedestrianised City Centre core on Bow Street.

Within Lisburn City Centre Bow Street represents the city's prime high street retail pitch, thus the eastern end of Chapel Hill, which links into Bow Street, is a hive of commercial activity, with a range of both local independent traders and multi-national retailers. Occupiers nearby include Greggs, Poundland, Iceland, Vodafone, Seymour Dougan Interiors and Boots. Bow Street Mall shopping centre is located adjacent and Lisburn Leisure Park is also located nearby.



Accommodation

Public Bar/Lounge Bar

The public bar/lounge bar finished in a traditional style with tiled floors; a painted plaster ceiling, part painted plaster/part timber panelled and part brickwork walls, recessed spot lighting, wall mounted lighting, wall mounted radiators, wall mounted flat screen tv's, a large timber bar servery equipped with a range of optics, shelving and wash up facilities. The area benefits from many traditional features including an attractive brickwork fireplace.

Lounge / Function Room

Located at 1st floor and capable of accommodating 100 patrons the function room has been split into two distinct areas both with different styles. The upper area has been finished in a more modern style with tiled floors, painted plaster ceilings, part painted plaster/part timber panelled walls, ceiling hung and wall mounted lighting and a number of large decorative wall mounted mirrors. Finishes to the lower area include timber floors, painted plaster walls, suspended ceiling and recessed lighting. The function room benefits from a large timber bar servery equipped with a range of optics, shelving and wash up facilities.

Ancillary Accommodation

A range of ancillary accommodation is located throughout the property to include manager's office keg/bottle store and male/female w/c facilities. The building's second floor is utilised for storage.

Off Sales Unit / Ladbrokes Unit

Entry to the separate off-licence unit (No. 34) is via a glazed entrance door directly from Chapel Hill fitted with a security roller shutter. The unit can also be accessed by staff from the main bar area.

Adjoined is an additional retail unit (No. 32) which is currently under lease to Ladbrokes bookmakers. The unit is fitted out internally to a modern specification, in a similar fashion to that seen across other Ladbrokes betting shops. Externally the store has a glazed retail front and modern illuminated Ladbrokes signage.

Rear Yard / Outbuilding

To the rear (Northern boundary) is a large customer car park and a small outbuilding/lock up unit.

Planning

The subject currently benefits from planning permission for a public house and given this current use and zoning, we understand consideration would be given to alternative commercial or residential uses (subject to planning).

Site Plan

A site plan detailing the approximate boundaries is included at the rear of the brochure. The site extends to c.0.4 acres.

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Fixtures and Fittings

The inclusion of the fixtures and fittings will depend on the intentions of the purchaser and this will be agreed by separate negotiation.

Tenancy Details

Ladbrokes hold the retail unit on a long term lease with a passing rent of £15,000 per annum. Further information is available from the agent.

TUPE

If the business is sold as a going concern, then the purchaser will be required to comply with the relevant legislation involved in the Transfer of Undertakings.

Financial Information

Accounts for the business are available to genuinely interested parties through the selling agent.

Rates

The current NAV for the licensed shop is £21,700 giving a rates payable for 2024/25 of £11,874, but the property will be reassessed if put to an alternative use. The shop NAV is £5,950 and the workshop NAV is £1,300.

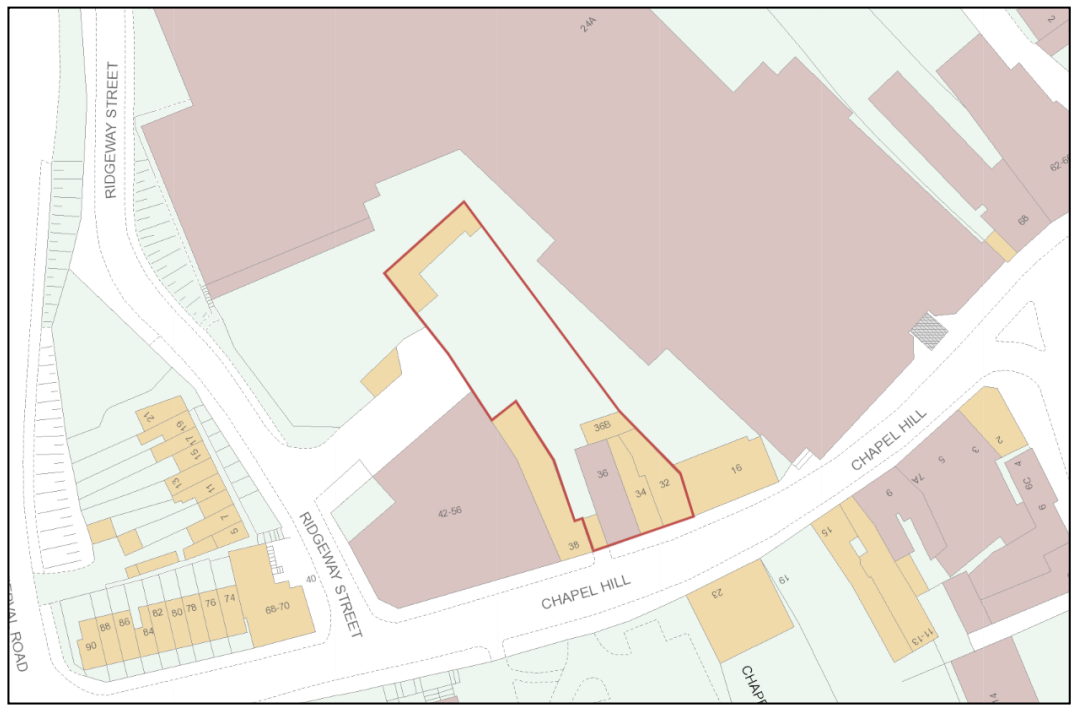
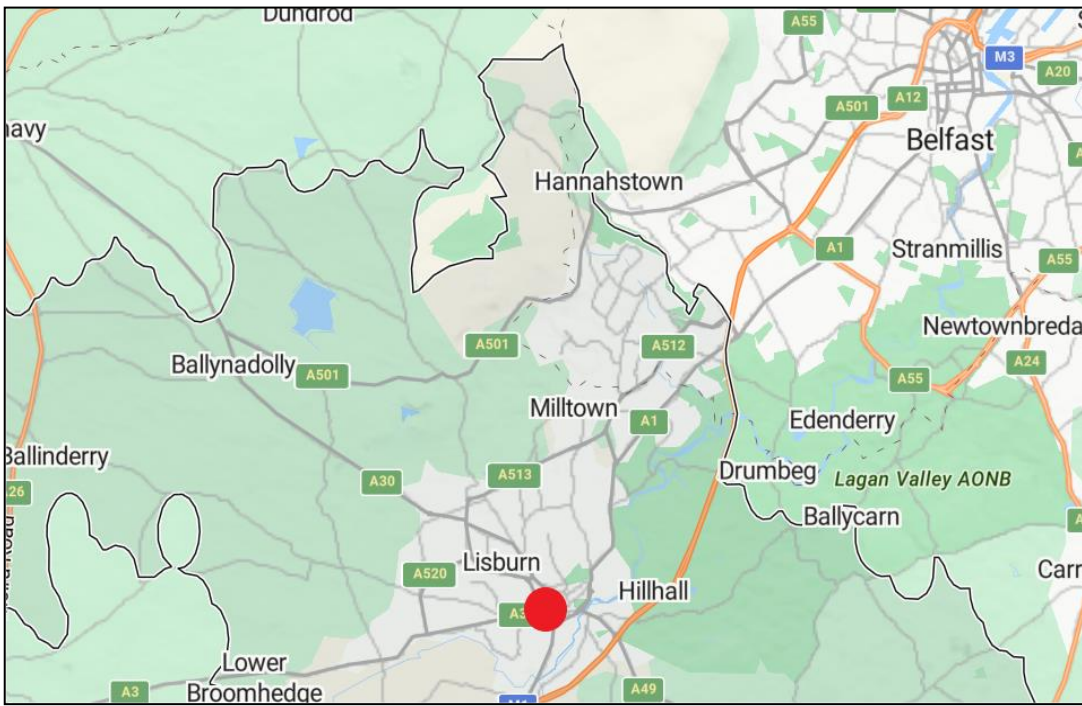
Price

On application.

VAT

All prices and rentals quoted are exclusive of, and may be subject to VAT.





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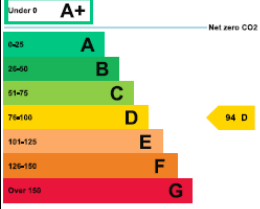
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Energy Performance Certificate

36-38 Chapel Hill LISBURN BT28 1BW	Energy rating D	Valid until: 10 October 2034
		Certificate number: 3557-1780-2020-1173-9357
Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways	
Total floor area	726 square metres	
Energy rating and score		
This property's energy rating is D.		Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.
		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built	41 B	
If typical of the existing stock	110 E	

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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

