



(028) 3026 6811

G/24/092

FOR SALE / TO LET

Welcome Inn
35 Main Street
Forkhill
BT35 9SQ



LICENSED PREMISES LOCATED IN FORKHILL WITH
RESIDENTIAL ACCOMODATION ON THE FIRST FLOOR
(3376 SQFT NIA)

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RICS



INVESTOR IN PEOPLE

LOCATION

The property is situated in Forkhill village centre fronting Main Street nearby businesses such as Vivo convenient store, Enchanted spa, Gullion Ltd surveyors and Nails by Samantha. The subject property is approximately 9 miles from Newry City Centre.

ACCOMMODATION

Ground Floor – 2274 SQFT NIA

Lounge Bar
Side Bar
Pool Room
Smoking Area
Cold room
W/C Facilities

First Floor – 1102 SQFT NIA

Living Room
Kitchen
Bathroom
Bedroom 1 & 2

OUTSIDE

Rear yard and range of outbuildings

KEY FEATURES

- Security system
- Air BnB accommodation on first floor
- Rear outdoor seating area
- Parking on site

LEASE TERMS

Further details on request.

GUIDE PRICE

Offers in the region of £397,500

VAT

Outgoings rents and prices are exclusive of but may be liable to VAT



BEST PROPERTY SERVICES (N.I.) LTD
108 HILL STREET, NEWRY,
CO. DOWN, N. IRELAND BT34 1BT
TEL: (028) 3026 6811 : FAX: (028) 3026 5607
www.bestpropertyservices.com

These particulars are given on the understanding that they will not be construed as part of a Contract, Conveyance or Lease and are subject to the Property remaining unsold or unlet. Whilst every care is taken in compiling information, we can give no guarantee as to accuracy thereof and Enquirers must satisfy themselves regarding the description and measurements formulated here.

NAV

We are advised that the NAV of the licensed property is: £3,800
The commercial rate in the pound for 2024/25 is £0.5805.
Capital value for the domestic portion is £92,500

CLOSING DATE FOR OFFERS

25th November 2024

OFFERS

Whilst the agents invite offers from interested parties for this property initially on a private basis, we reserve the right on behalf of the Vendors to conclude the bidding (if necessary) by holding a meeting of all bidders on a specified date and time in our office.

In the event that a meeting is to be arranged, only those parties with a valid offer on the property can be assured of being notified of the specific time and date.

SOLICITOR DETAILS

Davison McDonnell Solicitors
David McDonnell
24 Waring Street, Belfast
BT1 2DX

EPC

For full details contact the Agent

VIEWING

Gerard Kelly 07796947736
Ryan McBride

gerard@bestpropertyservices.com
ryan@bestpropertyservices.com



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GROUND FLOOR



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FIRST FLOOR



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**FLOORPLAN
GROUND FLOOR**



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