

# For Sale – Substantial Licensed Premises Opportunity

## The Fort, 25-27 Springfield Road, Belfast, BT12 7AB



### Building

Traditional neighbourhood public house / restaurant with listed status.



### Location

Excellent location with a densely populated catchment area.



### Fit-Out

Fully fitted bar / restaurant requiring minimal capital expenditure.



### Licence

Article 5(1)(a) Intoxicating Liquor Licence included in the sale.



### Opportunity

Superb opportunity to re-establish a profitable business in a popular location.

## Fully fitted bar / restaurant premises on a site of 0.05 acres suitable for alternative use (subject to planning)

### Location

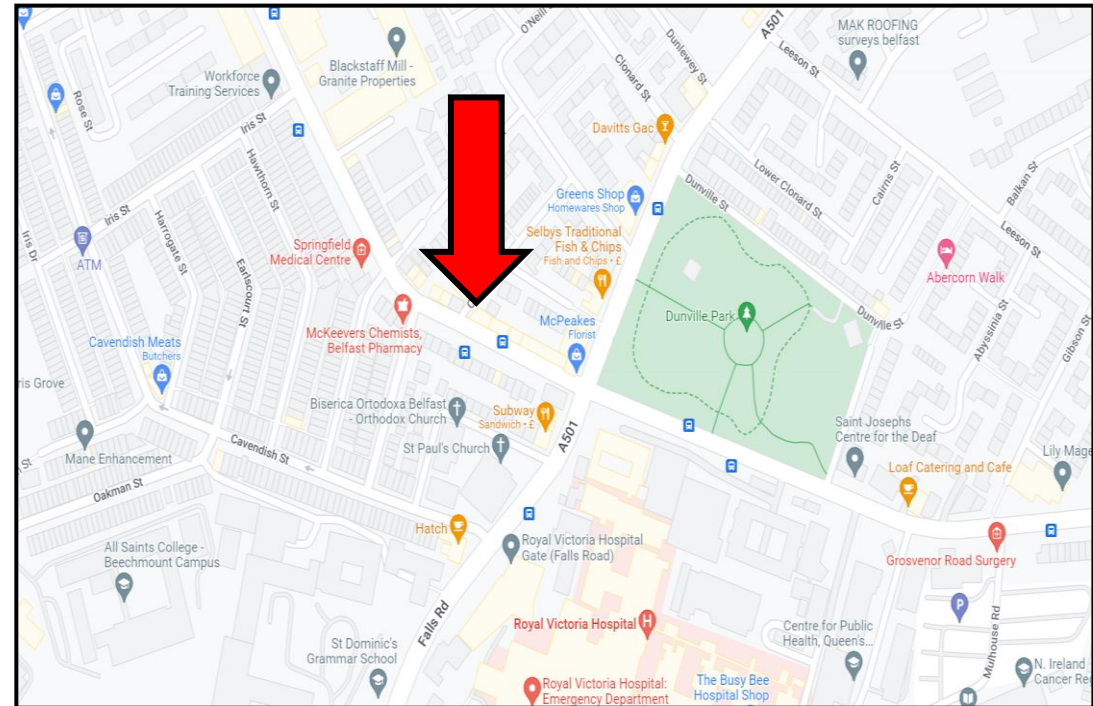
The subject property is situated on the corner of Springfield Road and Colligan Street, close to its junction with Violet Street. The Springfield Road links into the Falls Road and the Grosvenor Road to form one of the main arterial routes in and out of the city.

The surrounding area comprises a mix of commercial occupiers and residential dwellings. Other occupiers within the vicinity include Blackstaff Mill, Spar, Falls Pharmacy, Collins Butchers, Hatch, Medicare and Subway.

### Accommodation

The property comprises a traditional two and a half storey end of terrace public house benefitting from a two-storey rear extension. Accommodation comprises a ground floor public bar with outdoor smoking area to the rear and the first-floor restaurant / lounge bar, a main kitchen, and ancillary accommodation. The premises also provides general stores, keg room and male and female w/c facilities.

The property is B1 listed (further information from the agent).





## Planning

The property currently benefits from planning permission for a bar / restaurant and given this former use, we understand consideration would be given to alternative commercial uses (subject to planning) or a part residential / commercial proposal.

## Fixtures and Fittings

Please note the fixtures and fittings are only included in the sale if the purchaser intends to continue to trade the business.

## Liquor Licence

Article 5(1)(a) Intoxicating Liquor Licence included in the sale.



## Rates

The current NAV for the subject is £17,500 (licensed pub and restaurant) giving a rates payable for 2024/25 of £10,488, but the property will be reassessed if put to an alternative use.

Please note the building is exempt from any vacant rates liability due to the listed status of the property.

## Price

£195,000 exclusive.

## VAT

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



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