

FOR SALE

The Cock & Hens Bar, 3 Lord Street, Belfast BT5 4QG

LICENCED BAR WITH OUTLINE PLANNING PERMISSION FOR RESIDENTIAL DEVELOPMENT

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FEATURES

Famously featured in 'Blue Lights' BBC Police drama as 'The Loyal'

Trading Bar with licence

Outline Planning Permission for apartments

Dual frontage onto Lord Street and Thorndyke Street

Site of circa 0.073 ac

Ready for immediate occupation

LOCATION

The subject property is conveniently located between the Albertbridge Road and Templemore Avenue, two main thoroughfares through East Belfast.

Lord Street lies less than 1 mile from the city centre, Ballyhackamore and Ormeau Park.

The property is within walking distance of a multitude of amenities offered in the area, and is less than 500 metres from Connswater Shopping Centre, Avoniel Leisure Centre and Templemore Baths.

The surrounding area benefits from an abundance of free on-street parking, along with fantastic public transport links, with the Avoniel Glider stop just 160 metres from the property front door.



Bar area

DESCRIPTION

The subject property comprises a two storey bar located on the junction of Lord Street and Thorndyke Street.

The bar has been trading for over 40 years and is well established in the area.

The ground floor benefits from a public bar, pool room, outdoor smoking area and ladies and gents bathrooms.

Back of house facilities include a keg store and large refrigerated store, bottle stores and a private office.

The main bar is traditionally decorated and seats up to 50 patrons with ample space for further seating. The bar benefits from 5 draft beer stands with multiple fridges.

A pool room with fruit / bandit machines is located just behind the main bar and benefits from dropped spot lighting above a full size pool table.

At first floor level is a function room / nightclub with a capacity of 110 which benefits from a dedicated bar, DJ booth, dance floor and an abundance of fixed seating.

We understand the lounge has an entertainments licence with capacity for 110 patrons.

The first floor also benefits from a large games room with a pool table and darts and fixed wall seating. Male and female bathrooms are situated off the games room.

The property benefits from gas fired heating.



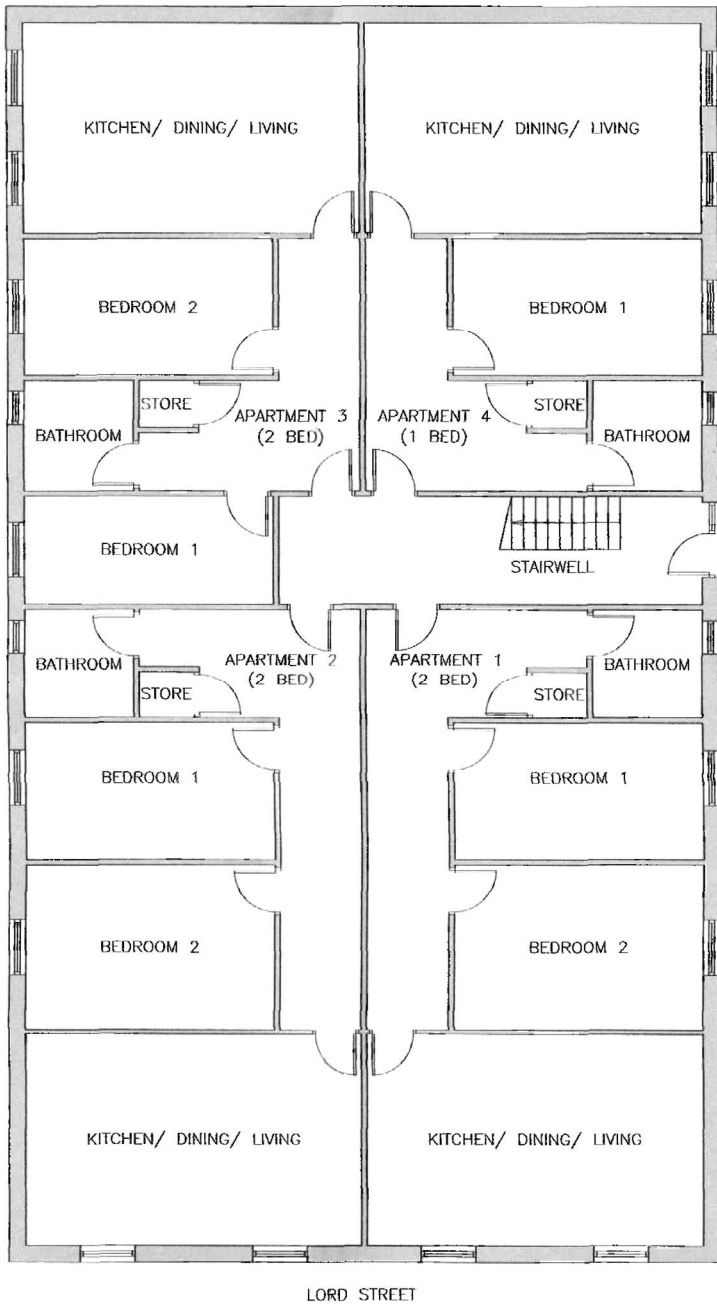
Pool room, first floor



Bar area, first floor



Bar area, first floor



Original indicative layout plan across ground, first and second floors

PLANNING

Outline planning permission has been granted on the property for residential development. All details are listed below:

Description

Demolition of the existing building and the erection of a 3 storey apartment building and all associated works.

Reference

LA04/2021/1406/O

Granted

28 April 2023

Expiry

27 April 2028

We understand the application was made for 12 apartments however this would need to be reviewed under the Reserved Matters Planning Application to incorporate amenity space into the scheme. We understand a three storey building is acceptable in this location.





Pool room, ground floor



Bar & seating area, ground floor

ACCOMMODATION

From measurements taken on Spatial NI, we understand the total plot is circa 0.073 ac. From measurements taken on site, the property measures as below:

Room	sqm	sqft
Ground floor		
Bar	63.19	680
Pool Room	27.3	294
Store	13.53	146
Keg Store	14.46	156
Store	12.9	139
Hallway	11.94	129
Office	5.99	64
Hallway	11.53	124
Ladies WC	17.11	184
Male WC	13.36	144
First Floor		
Bar	114.27	1,230
Pool Room	55.8	601
Hallway	9.2	99
Ladies WC	6.99	75
Male WC	7.2	78
Total	384.77	4,142

TITLE

Freehold

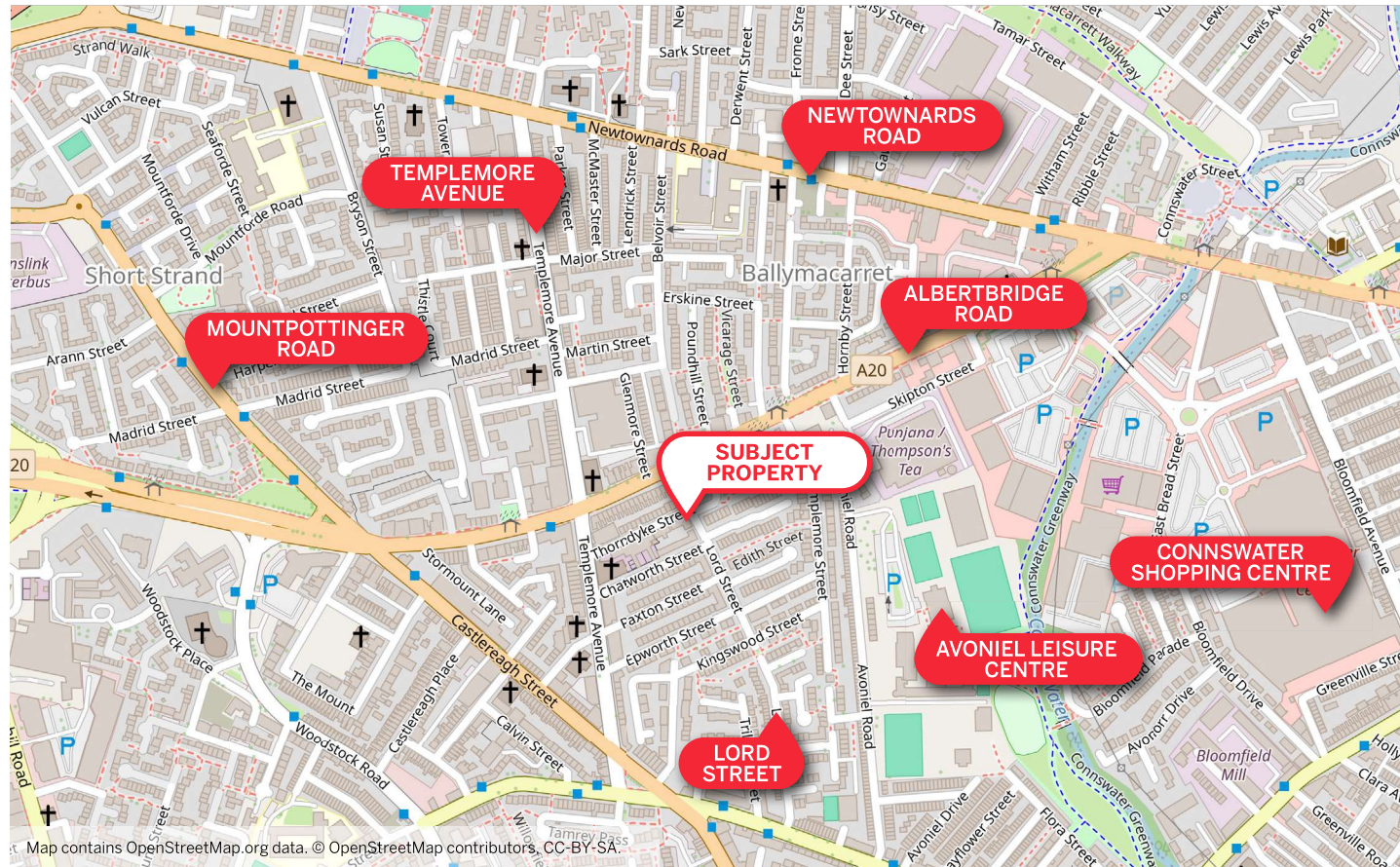
RATES PAYABLE

NAV: £8,600
Rates Pounding 2024/25: £0.0599362
Rates Payable: £5,155



Bar & seating area, ground floor

LOCATION



PRICE

£240,000 exclusive.
Liquor Licence available by separate negotiation

VAT

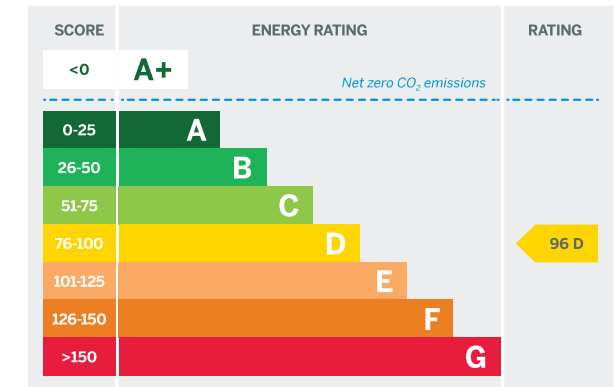
All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

STAMP DUTY

Stamp duty will be the liability of the purchaser.

EPC

The property has an Energy Efficiency rating of D96.
The full Certificate can be made available upon request.



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 - <https://www.legislation.gov.uk/uk/si/2017/692/contents>. 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 Lisney. 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.

REF 23885

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