



Instinctive  
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in Property.

# For Sale

Leasehold Off Sales  
t/a The Drink Link

129B Dublin Road  
Newry  
Co Down  
BT35 8ND

LICENSED



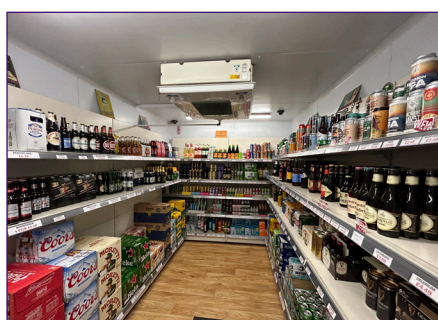
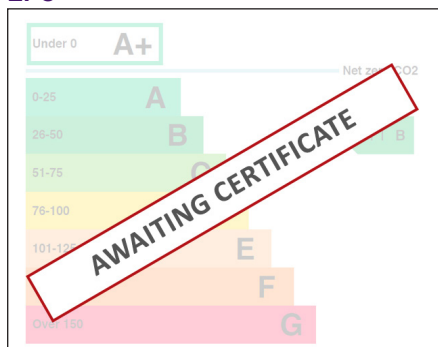


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Location Map



EPC



## Location

Newry is a large town with a population of c. 28,000 (2021 Census) between Belfast (34 miles) and Dublin (67 miles). This premises is located on the Dublin Road on the outskirts of Newry, in a busy neighbourhood scheme.

## Description

A traditionally constructed two storey property with a painted render and covered with a pitched slate roof. Internally the unit is fitted out as an off sales on the ground floor with walk in fridge and shelving with counter servery. The first floor is utilised as a store and office.

## 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
Ground & First Floors	1,545	143.5

## Fixtures and Fittings

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

## TUPE & Accounts

TUPE & account details will be provided to bone fide purchasers upon request.

## Rates

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

**Net Annual Value:** £12,200  
**Estimated rates payable 2024/2025:** £7,082

The premises may be liable for small business relief. Prospective purchasers should make their own enquiries in respect of the above.

## Business

This is a trading profitable licensed business supported by accounts. The established business is a ready to go licensed opportunity.

## Licence

The property is being sold with the benefit of a 5(1)(b) Liquor Licence.

## VAT

All prices quoted are exclusive of and therefore may be liable to VAT.

## Lease Details

Details upon request.

## Guide Price

Price on application to acquire the lease, licence and business to include goodwill, fixtures and fittings. Stock at valuation.

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

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