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THE BUSH TAVERN

FOR SALE

**'The Bush Tavern' 15 -17 Market Street, Ballymoney,
Co Antrim, N Ireland, BT53 6EA**

Quietly on the Market

Well Established Public House with upper floor flat, all extending to c. 4,429 sq ft

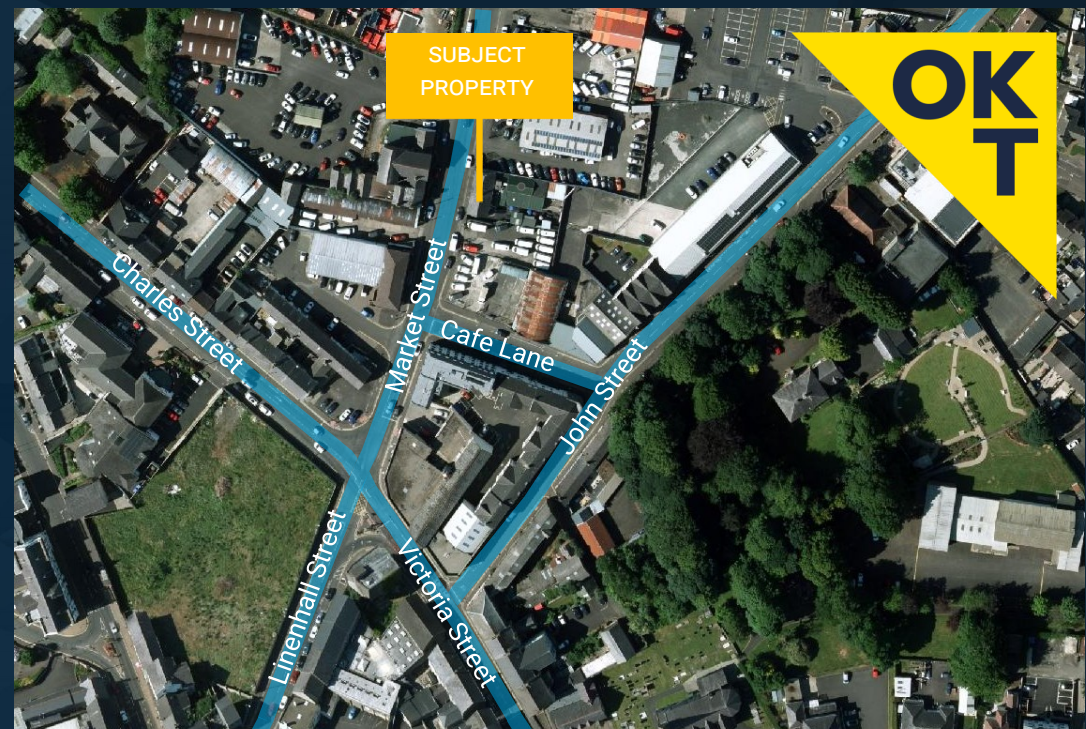
LOCATION / DESCRIPTION

Established in 1858 as a tavern with Lodging Rooms, this prominent building is as such a firmly established local institution of sorts and very well known and much esteemed within Ballymoney.

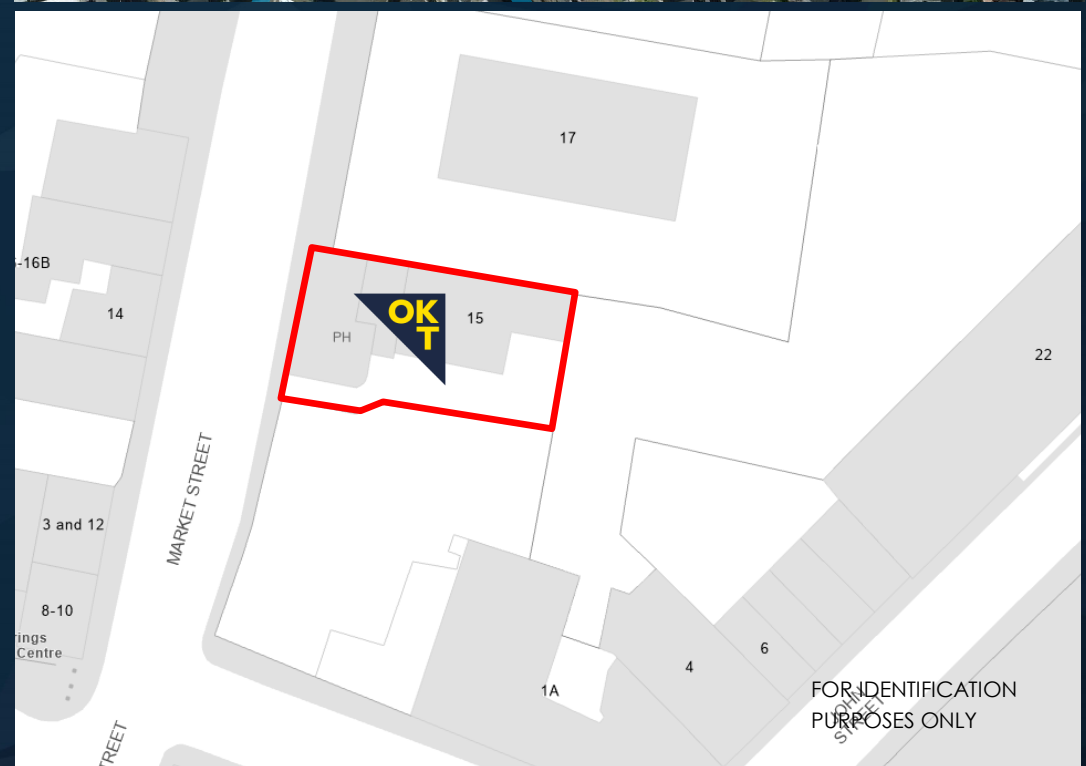
The current operation (with recent refurbishment) offers front facing public bar and lounge with additional rear bar and function room. The accommodation is completed at ground floor by a kitchen, toilets and beer garden. There is also a first floor flat which is income producing from a residential tenant and potentially can be divided into 2 units with modifications.

Ballymoney itself is a central North Antrim Town just off the A26 busy Belfast to Causeway Coast Route c. 44 miles southeast of Coleraine with a local populous of some 32,000 in the region and over 11,000 in the town itself.

The tavern has most recently been in the same ownership and successfully trading for over 20 years and only now being sold to allow the owner to pursue other interests. There is scope to reintroduce a food offering which has been very successful in the past and extend the evening entertainment offerings beyond the current schedule to further enhance trade over and above the recent trading success of recent years. * Quietly on the market to maintain trade *



DESCRIPTION	AREA (M ²)	AREA (SQ FT)
GROUND FLOOR		
Lounge Bar	93.9	1,010
Drinks Store	10.6	115
Kitchen	11.2	120
Cold room / Store	13.5	145
Function Room / Bar	95.0	1,022
Toilets & Circulation	61.3	659
FIRST FLOOR		
2 No. Kitchens	15.5	167
Lounge	14.1	152
3 no. Bedrooms	36.1	388
2 no. Bathrooms & Circulation	25.9	279
EXTERNAL		
Double Garage Store	34.6	372
TOTAL ACCOMMODATION	411.7 m²	4,429 sq ft





"The Bush Tavern" 15-17 Market Street, Ballymoney



SALES DETAILS

PRICE: Offers Invited - Guide on Application
TITLE: Assumed freehold
ACCOUNTS: Can be made available to bona fide parties who have viewed the premises (entirely at the owners discretion)

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

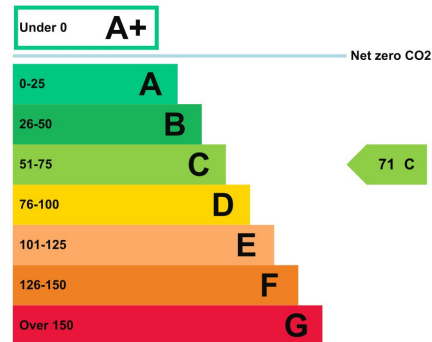
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £6,500.00

Estimated rates payable in accordance with LPS
Website: £3,805.63

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



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/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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: C4872

FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 | Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 okt.co.uk

HENRY TAGGART

07989 552 758

henry.taggart@okt.co.uk



OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.