

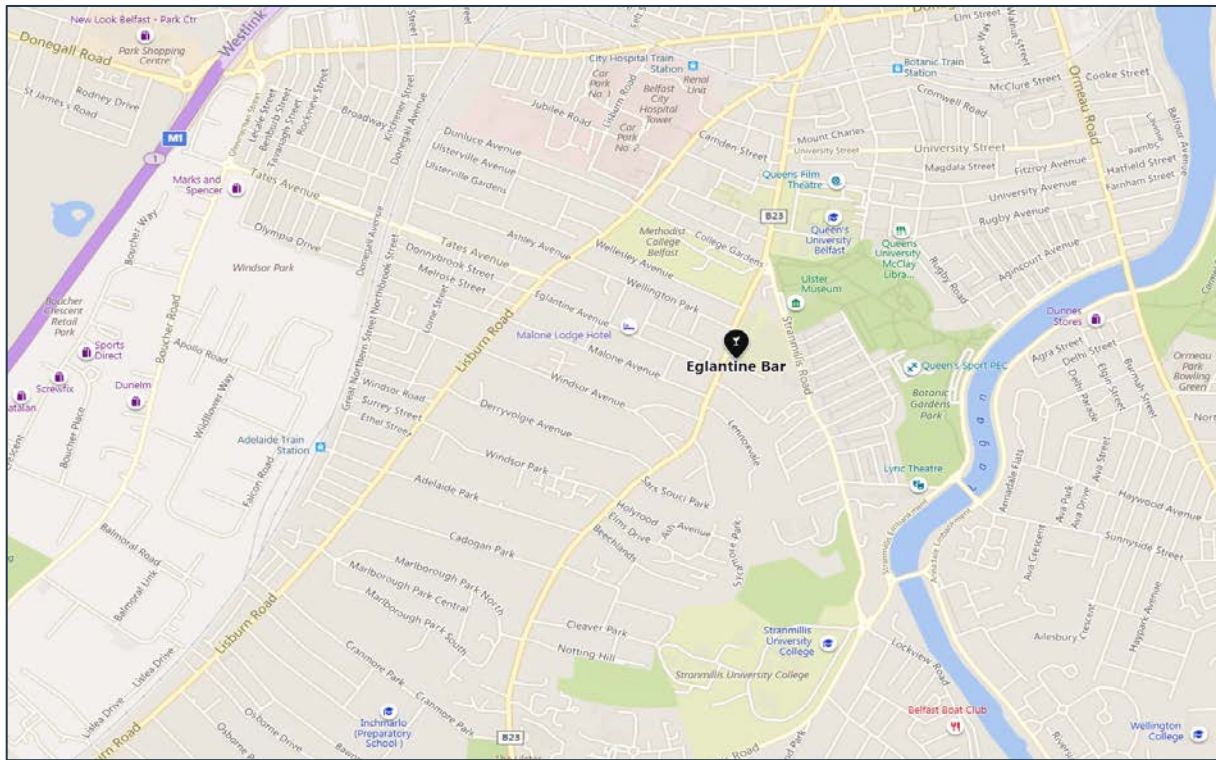
FOR SALE (BY WAY OF PRIVATE TREATY)

One of Belfast's Most Famous Licensed Premises

The Eglantine, 32 Malone Road, Belfast, BT9 5BQ



- Situated in a prime BT9 location in the highly popular Queens University Area.
- Occupying a superb position prominently located on the Malone Road.
- Attractive three storey commercial building extending to approximately 8,500 sq ft.
- Excellent potential to expand on an established business.



Location

Belfast is the capital city and retail centre of Northern Ireland with a catchment population of approx. 1 million people with a 30 minute drive. Belfast has excellent communication networks. The M2 motorway provides access to the north towards Antrim and Londonderry whilst the M1 motorway provides access to the south and west of the province towards Lisburn and Dublin.

The property occupies a highly prominent South Belfast location fronting the Malone Road, immediately opposite the Wellington Park Hotel. The Malone Road connects Belfast's highly popular and affluent neighbourhoods to the City Centre. The area is dominated by Queens University buildings and as a consequence high levels of students live and study in the vicinity. In addition there are professional offices and a mixture of apartments and housing adjacent in close proximity. The Malone Road area comprises some of Northern Ireland's most expensive housing. The City Centre is only 1.5 miles away and highly accessible.



Description

- Extensive open plan public bar extending over 3,000 sq ft with fully fitted L-shape bar servery and male/female wc facilities.
- Separately accessed 1st floor nightclub/party room capable of accommodating 200 persons.
- Attractive glass fronted balcony area at 1st floor benefitting from views over Malone Road.
- Fully fitted commercial kitchen facility including a range of commercial catering equipment.
- Ready to go business with intruder alarm, fire alarm, sound / lighting equipment and top of the range sports viewing facilities.
- Ancillary accommodation including manager's office, staff room and wc's, general stores, cold keg store and food store, bin store and ground floor holding kitchen.

Accommodation

We have been provided with floor plans (available on request) showing the following Gross Internal Areas:-

Description	Sq m	Sq ft
Ground Floor	271.3	2,920
First Floor	274.8	2,958
Second Floor	246.1	2,649
Total	792.2	8,527

Site Area

The property occupies a site area of approximately 0.08 acres.

Title

We understand the property is held freehold or long leasehold subject to a nominal ground rent (if applicable).

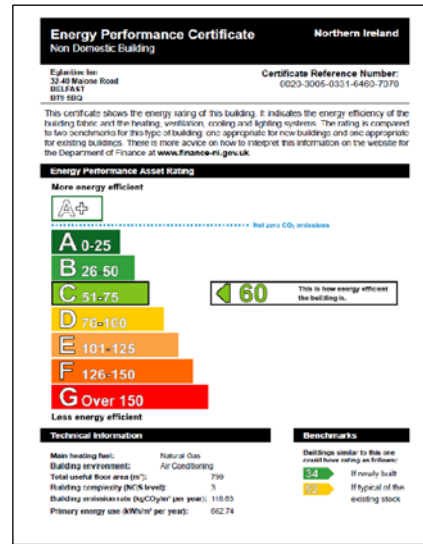
The fire escape servicing the upper floors is held by way of a short leasehold interest. Title is available for inspection with the vendor's solicitor by appointment through the selling agent.

NAV

NAV	=	£77,800
Rate in £ (2018/2019)	=	£0.602803
Rates Payable	=	£46,898 per annum

*We recommend that you contact Land & Property Services to verify these figures

EPC Details



TUPE

As the transaction will be dealt with as a going concern the purchaser will be required to comply with the current TUPE legislation and employment transfer. Staff details are available to genuinely interested parties upon signing the appropriate confidentiality agreement.

Fixtures & Fittings

An inventory of fixtures and fittings to be included in the sale will be provided once a sale is agreed.

VAT

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

Price

Offers in the region of £1.4million, for the freehold/virtual freehold interest, goodwill, licence, fixtures and fittings.

Contact

For further information or to view please contact;

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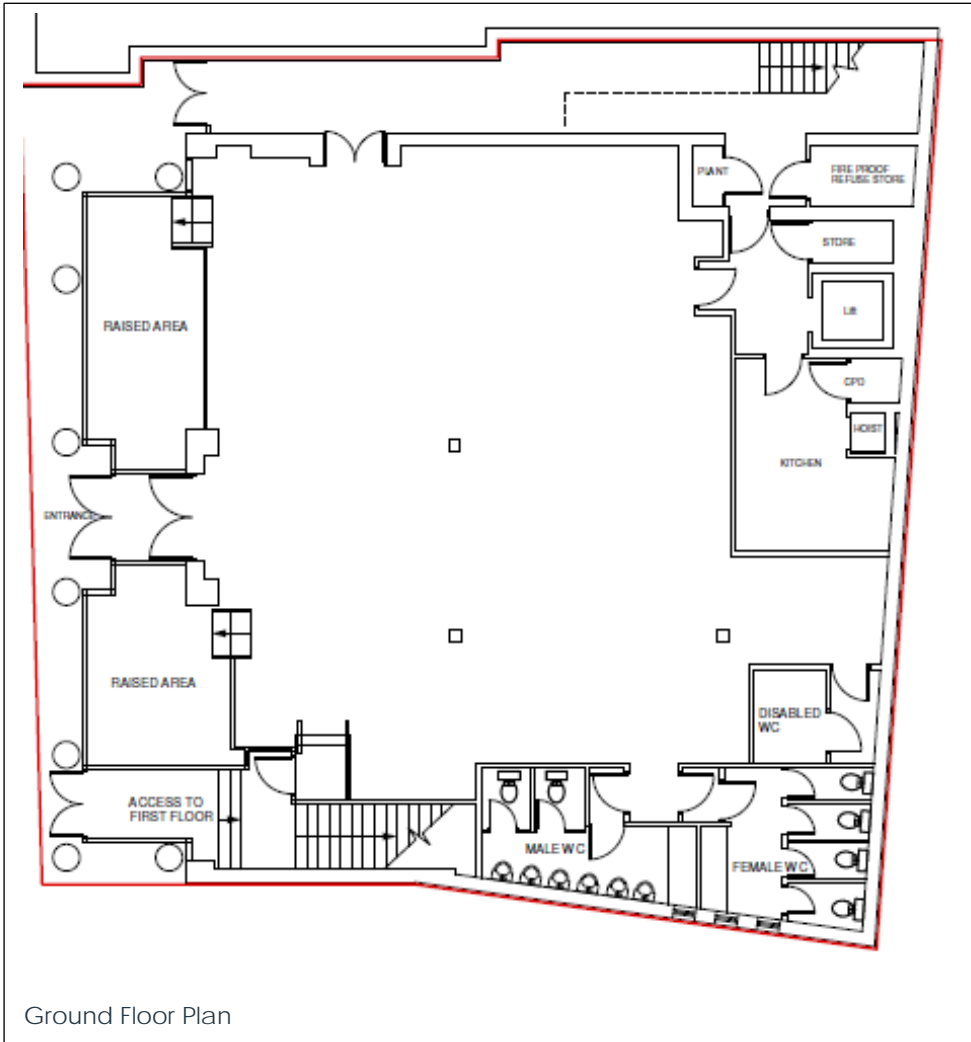
OS Map

(For identification purposes only/Not to scale)



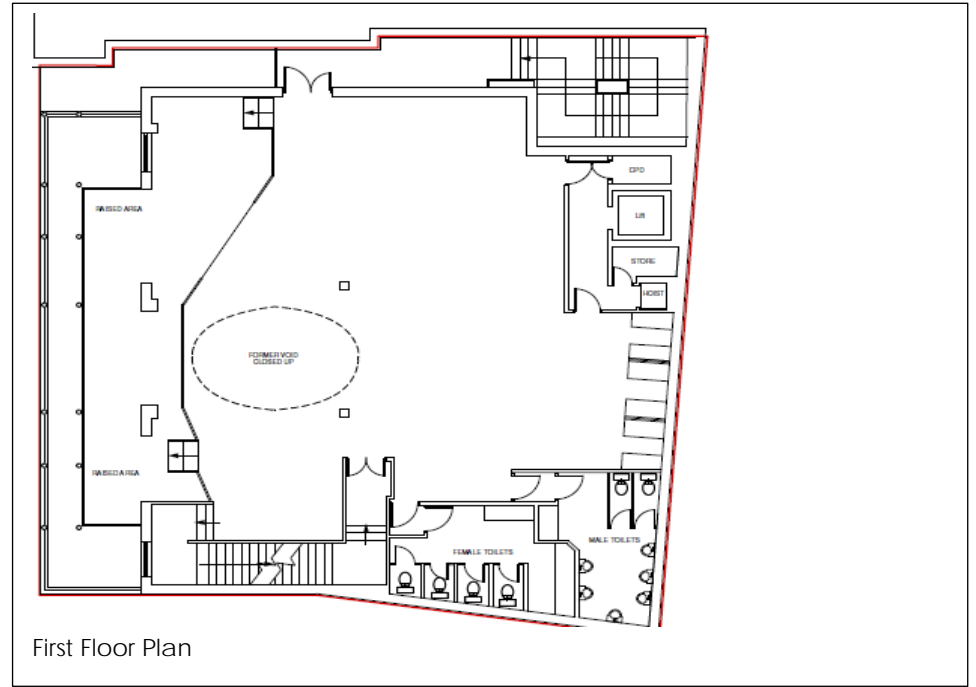
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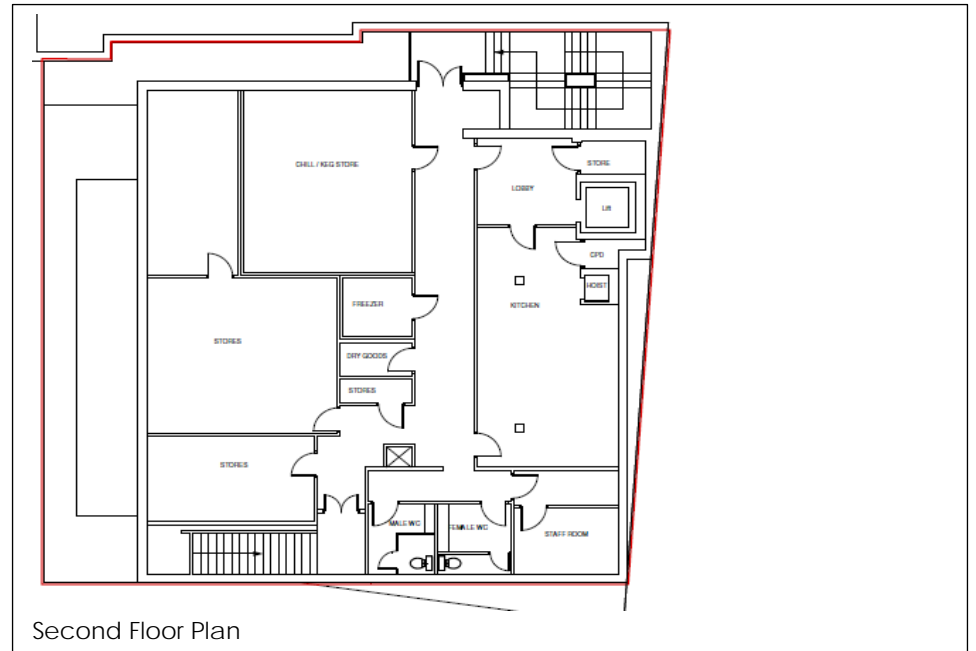


Ground Floor Plan

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First Floor Plan



Second Floor Plan

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