O'Connor Kennedy Turtle

For Sale

Fully Refurbished Restaurant and Fully Licensed Public Bar

- **'Scotch House', 51 Main Street, Bushmills, BT57 8QA**
- **In Central Village Location**

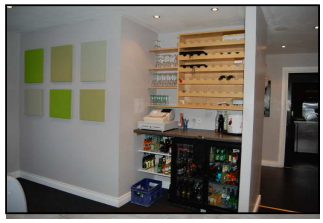
Chartered Surveyors
Property Consultants

Belfast Office:
22 Adelaide Street
Belfast BT2 8GD
T 028 9024 8181
F 028 9024 8188
E belfast@okt.co.uk

Northern Office:
20 – 22 Stable Lane
Coleraine BT52 1DQ
T 028 7034 4244
F 028 7034 4949
E coleraine@okt.co.uk

RICS

Location and Description



Excellent opportunity to acquire this well maintained and well situated popular local business, which incorporates at ground floor level, public bar with bar food settings for up to 24 people, plus a pool area, rear yard and small club room to the rear. The first floor is the main body of the restaurant with up to 30 covers, fully equipped chefs kitchen and prep rooms. The second floor attic provides storage for dry goods and other supplies.

Bushmills is situated right in the heart of the Causeway Coast within a short distance of Bushmills Distillery, the Giants Causeway and Dunluce Castle, as such benefiting from both touristic and local trade across the year.

Much improvement and redecoration has been implemented over the last few years with the overall result very much apparent in the well finished premises currently trading within this popular and well know establishment.

On the market quietly to facilitate ongoing trade and being sold due to the changing in personal circumstances of the current owner.

Viewing strictly by appointment with agents to accompany.

Accommodation

	m²	sq ft
GROUND FLOOR		
• Public Bar	44.7	482
• Seating area and pool table	43.8	471
• Ladies WC		
• Gents WC		
• Universal WC		
• Bottle Store	10.9	117
• Club room (Darts)	25.4	273

Accommodation Continued

	m²	sq ft
FIRST FLOOR		
• Servery	9.3	100
• Female WC		
• Male WC		
• Cloaks	6.2	67
• Kitchen/Prep/wash	39.0	420
(Fully Fitted – Details on request)		
SECOND FLOOR		
• Store Rooms	25.1	270
TOTAL	**241.6 Sq m**	**2600 Sq ft**

GENERAL:
The property benefits from side access off Main Street for deliveries with access to yard. Access link also available from The Youth Hostel to the rear. Parts of the yard are shared with the neighboring property.

Sales Details

Price:	Title:
Offers Invited	Freehold or similar long leasehold title Accounts: Available confidentially on request to Bona Fide parties at owners discretion

NAV

To be confirmed

The commercial rate in the pound for 2010 is £ 0.530704.

Other Information

VAT:	EPC (Energy Performance Certificate)
All prices, outgoings etc quoted are exclusive of, but may be subject to vat.	Information Pending

Viewing

Further details can be obtained from Agents:

O'Connor Kennedy Turtle
20 – 22 Stable Lane
Coleraine
BT52 1DQ

Tel: 028 7034 4244
Fax: 028 7034 4949
Email: coleraine@okt.co.uk
Web: www.okt.co.uk

Our Ref: HT/SW/C2953

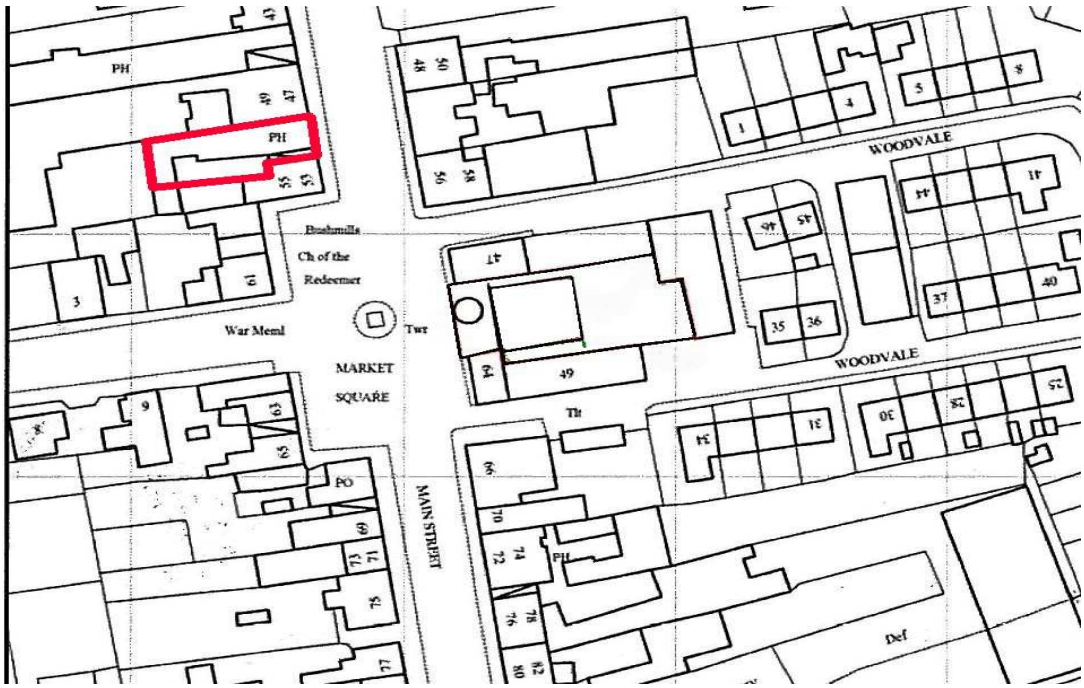
Contact:

Henry Taggart
Email: henry.taggart@okt.co.uk

Or

Michael Burke
Email: michael.burke@okt.co.uk

OS MAP



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LOCATION MAP

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O'Connor Kennedy Turtle

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