



# FOR SALE

Long Established Licenced Premises with Residential Accommodation Extending to c. 5,231 sq ft / Redevelopment Opportunity on Site of c. 0.54 Acres

**The Lylehill Tavern, 96 Lylehill Rd, Templepatrick, BT39**

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# LOCATION

This well known and long established public house is located c. 2 miles from the popular commuter village of Templepatrick and c. 4 miles from the vibrant commercial hub of Mallusk

The Lylehill Tavern, formerly known as Walkers and Charles Browns, enjoys a prominent position fronting the Lylehill Road and is located c. 3.2 miles from the M2 Templepatrick Intersection.

The M2 forms part of the northern key transport network connecting Belfast City to the main commercial centre in the north of the Province including Ballymena, Coleraine and Derry / Londonderry.

# DESCRIPTION

The original building was constructed at the turn of the century and then extended in c. 1995, providing additional residential accommodation.

The extensive site also provides generous parking provisions in the yard to the rear along with a large storage building.

Internally the premises comprise public bar, storage facilities and WC's and a function room with dedicated bar and WC facilities.

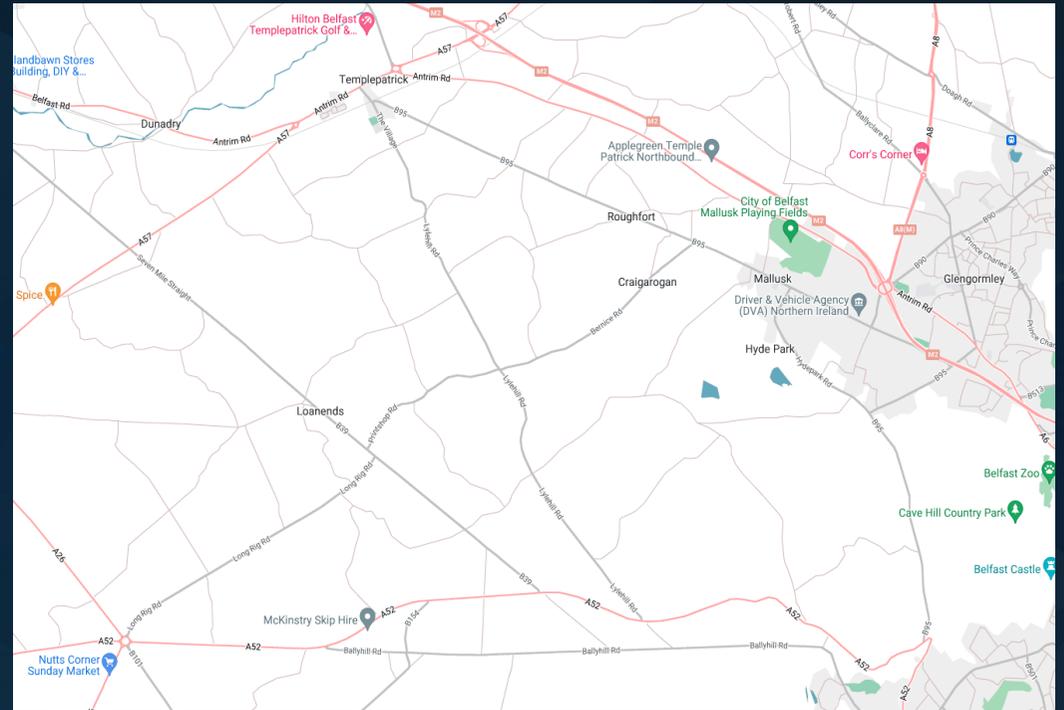
The residential accommodation is situated on the first floor and includes 4 double bedrooms, bathroom, living room / dining room and kitchen. The property is fitted to include double glazing, oil fired central heating, intruder alarm, fire alarm and a 4 camera CCTV system.

The current owner has been operating the business for c. 20 years and a seven day annual licence is held to include music, singing, dancing and other related entertainment.

May also be suitable for commercial / residential development subject to any necessary planning consents.

# SITE AREA

The site extends to c. 0.54 of an acre (0.22 Ha)



# ACCOMMODATION

Description	Area sq m	Area sq ft
<b>GROUND FLOOR</b>		
Public Bar	C. 31 sq m	333 sq ft
Lounge Bar	C. 56 sq m	600 sq ft
Male / Female WC	-	
Store 1	C. 22 sq m	239 sq ft
Store 2	C. 13 sq m	139 sq ft
Store 3	C. 6.2 sq m	67 sq ft
Pump Room	C. 9.5 sq m	102 sq ft
Function Room	C.106 sq m	1,142 sq ft
WC	-	
External Key Room	C. 6.5 sq m	70 sq ft
<b>FIRST FLOOR</b>		
Bedroom 1	C. 15.5 sq m	167 sq ft
Bedroom 2	C. 15 sq m	160 sq ft
Bedroom 3	C. 12 sq m	131 sq ft
Bedroom 4	C. 15 sq m	163 sq ft
Bathroom		
Living Room / Dining Room	C. 28 sq m	300 sq ft
Kitchen	C. 17 sq m	181 sq ft
<b>BARN</b>		
Ground Floor	C. 100 sq m	1,082 sq ft
Mezzanine	C. 33 sq m	355 sq ft
<b>TOTAL</b>	<b>C. 486 sq m</b>	<b>C. 5,231 sq ft</b>



## 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.

# SALES DETAILS

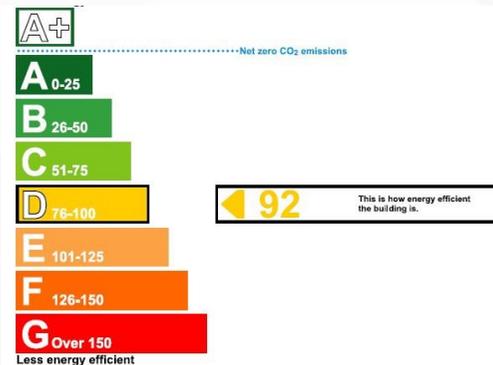
PRICE: Offers Invited  
TITLE: Assumed Freehold / Long Leasehold — To be confirmed  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

## RATES

To be advised.

Please note that all prospective purchasers should make their own enquiries to confirm the NAV / rates payable.

## EPC CERTIFICATE



## CONTACT DETAILS

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