

FOR SALE/TO LET

32 Barrack Street

Armagh, Co. Armagh, BT60 1AD

Public House/Off Licence



Location

The licensed premises is located in Armagh city, the county town of Armagh.

The city is located approximately 40 miles south west of Belfast and 19 miles north west of Newry.

The property is located on Barrack Street which is a busy pedestrian and vehicular thoroughfare and is at its junction with The Mall West.

The surrounding area is primarily local independent retailers and residential housing close-by.



The property

The property comprises a mid terrace building of traditional construction with a slate roof which has been extended to the rear.

The building provides ground and first floors over basement.

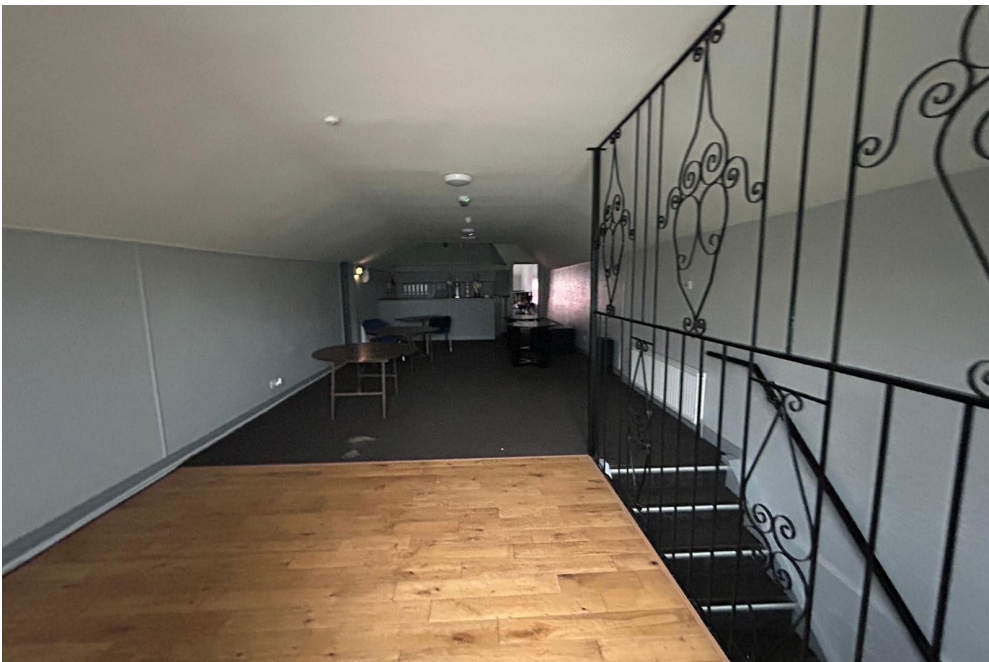
Internally the property is traditionally finished with a public bar and lounge areas on the ground floor. Male WC's are located off this area and female WC's located on the lower ground via a staircase. The bar has been refurbished in the last few years requiring little capex prior to re-opening.

The first floor lounge and darts room is accessed via a staircase located to the rear of the public bar. These two upper floor areas are finished to a basic standard with a separate counter service area.

The lower ground is accessible from either floor via a metal staircase and provides keg and bottle storage as well as access to the rear of the property onto Little Barrack Street.

The bar has been refurbished in the last few years.





Accommodation

Description	Sq Ft	Sq M
Public Bar & Lounge (Ground Floor)	1,150	107
Lounge & Darts Room (First Floor)	969	90
Keg, Bottle & Ancillary Stores (Lower Ground)	-	-

Please note these floor areas are as per the original on site measurements and are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.

FIXTURES & FITTINGS

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

LICENCE

The property is being sold/leased with the benefit of a 5(1)(a) liquor licence.

TITLE

Assumed freehold/long leasehold.



Further information

SALE PROCESS

The licensed premises are being sold by way of Private Treaty.

PRICE/RENT

Upon application.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

EPC

F132. Full EPC certificate available on request.

RATES

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

Net Annual Value:	£8,800
Estimated Rates Payable 2025/26:	£5,368

This property qualifies for Small Business Rates Relief at a discount of up to 20%.

CONTACT



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