

For Sale

Restaurant/Guesthouse Premises

64 New Harbour Road, Portavogie



- Prominent restaurant/guesthouse premises, extending to 5,242 sq ft (487 sq m) situated on a site of approx. 0.38 acres (0.15 ha)
- Recently refurbished interconnecting guesthouse which offers 9 en-suite bedrooms and a common room
- Excellent location in the heart of Portavogie, 15 miles south of Newtownards
- Dedicated on-site car parking for 51 vehicles

Savills Belfast

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Location

Portavogie is a village in County Down, Northern Ireland. It is located within the borough of Newtownards and is the easternmost settlement on the island of Ireland. The property is located fronting New Harbour Road approximately 0.2 miles from the junction of Main Road/Cloughey Road. Surrounding occupiers include Portavogie Primary School, Maxol and Mace.

Description

The property comprises a restaurant and guesthouse, within a complex adjoining a community centre. The building is of modern block cavity construction, rendered and painted externally, extending over single storey only, beneath a pitched tile roof.

Internally, the restaurant comprises an entrance foyer, seating area, kitchen, stores, staff room, manager's office and toilets all finished to a reasonable standard. The guesthouse which benefits from both an interconnecting hallway to the restaurant and its own separate access door, offers 9 en-suite bedrooms and a common room all recently refurbished to include plaster and painted walls.

Accommodation

The unit provides the following approximate areas:

Floor	Sq ft	Sq m
Restaurant	2,190	203.45
Guesthouse	3,052	283.54
Total	5,242	487

Rates Assessment

We are advised by Land and Property Services of the following:

Unit	NAV	Multiplier 2016/2017	Rates Payable
Restaurant/Guesthouse	£10,800	0.547951	£5,918

Sales Details

We are inviting offers in excess of £150,000 (One Hundred & Fifty Thousand Pounds).

Title

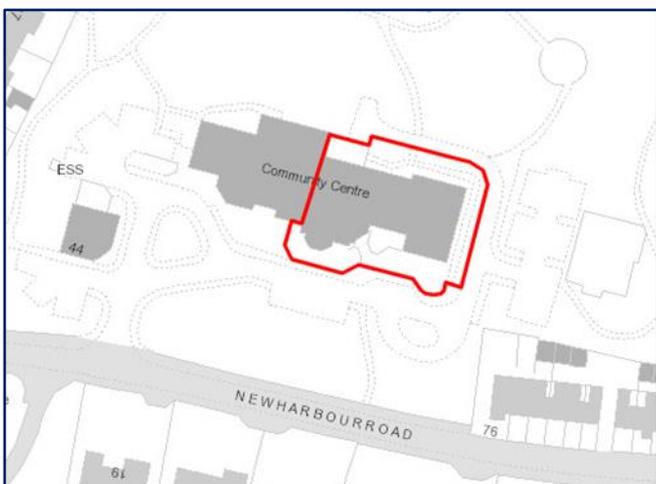
We understand the property is held freehold/long leasehold.

EPC

D85 – certificate available upon request.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



Inspections

Strictly by prior appointment with the selling agent.

Further Information/Viewings

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Important Notice

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