FOR SALE

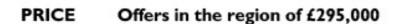


Murloc Angling / Rural Pursuits Centre 32B Old Church Lane, Aghalee BT67 0EY









Set in a peaceful and idyllic rural site of some 12 acres

SIZE

Log Cabin

Club Room / Restaurant 660 sq.ft. (61.3 sq.m.) Fitted Kitchen 97 sq.ft. (9 sq.m.)

Disabled W.C., Ladies and Gents W.C. Decking / Verandah Area to rear



Main Lake with Pontoon and 19 Fishing Stands (5 with Disabled Access)

Subsidiary Children's Bait Lake

Equipment Store 200 sq.ft. (18.5 sq.m.)

VAT Not applicable to purchase price RATES NAV £2,600 Rates payable 2015/16 £1,017

TITLE To be confirmed. Understood to be

freehold, free of rent or equivalent

EPC C-60







E-MAIL: dee@trcommercial.co.uk

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

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DETAILS

This is a burgeoning business which provides:

- A main lake stocked with rainbow trout, 19 stands and jetty
- A subsidiary "bait" lake for children
- Barbecue areas for families and corporate hospitality
- Spacious modern log cabin with a feature wood burning stove including Club Room with well equipped catering facilities and toilets
- In easy reach of Belfast / Craigavon

ACCESS The purchasers will be granted a right of way over the main access

laneway from Old Church Lane and will have shared responsibility for

maintenance of same.

DIRECTIONS From MI Moira roundabout take Glenavy Road and a left into

Soldierstown Road. Old Church Lane is on your right.

PLANNING The property offers great scope for enhancement of the

facilities and provision of a dwelling house on the site.

Purchasers should make their own enquiries.

VIEWING: By appointment. Sole Agents 028 9042 4747