

FOR SALE

**TEMPLETON
ROBINSON**
COMMERCIAL

CHARTERED VALUATION SURVEYORS

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



PRICE **Offers in the region of £295,000**

**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	

Outside

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

RATES

Not applicable to purchase price	
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

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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 M1 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