

FOR SALE

Public House with Guest Accommodation
(and planning for 6 Glamping Pods to rear)

Finn MacCool's PUBLIC HOUSE & GUEST INN

124 Main Street, Bushmills BT57 8QD



Situated in the town of Bushmills, close to the Giant's Causeway and only a few minutes walk from Bushmills Distillery, this Inn was once a Coach House dating back to the 1700's and is the oldest tavern in the village.

The existing property was renovated by the current owners around 2013 to provide 5 guest rooms to the first floor above the public house accommodation. These had proved extremely popular prior to pandemic.

The property is set on an extensive site in the heart of Bushmills. See OS Map attached.

Planning permission was obtained on 16 December 2020 for 'Development of a glamping site including 6 pods, a communal picnic area and associated car parking.'

Planning ref. LA01/2019/0706/F

Full details and plans available on NI Planning Portal.

There is also an historic approval from 2009 for a 10,000 sq.ft. extension.

PRICE Guide Price £350,000



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ACCOMMODATION

EXISTING

Gross internal floor area of approx. 2,400 sq.ft.

Ground Floor Bar/Lounge; Pool Room; Office; Kitchen; Store; W.C. Accommodation

First Floor 5 no Guest Rooms being 3 no Double Rooms; 1 no Single Room; 1 no Family Room, all with en-suite Shower Rooms.

TURNOVER Details of previous turnover figures and accounts will be made available to genuinely interest parties by enquiry through their accountants to the Vendor's Accountants.

RATES NAV £11,400.00
Rates payable 2020/2021 £6,014.67

LISTED BUILDING The property is listed in respect of the exterior of the building

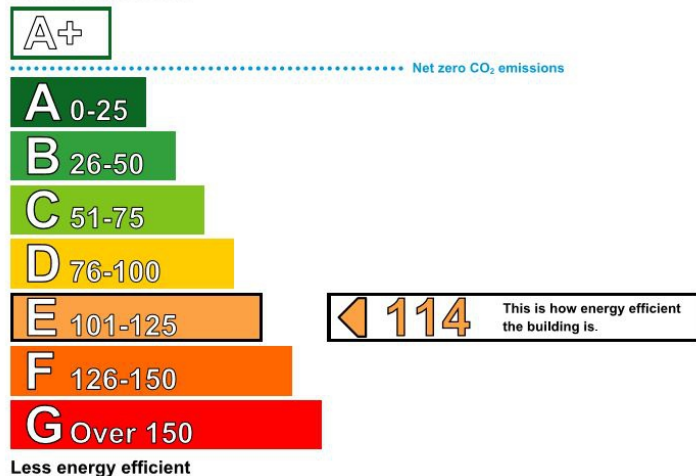
EPC E-114

VIEWING By appointment with Sole Agents 028 9042 4747



Energy Performance Asset Rating

More energy efficient



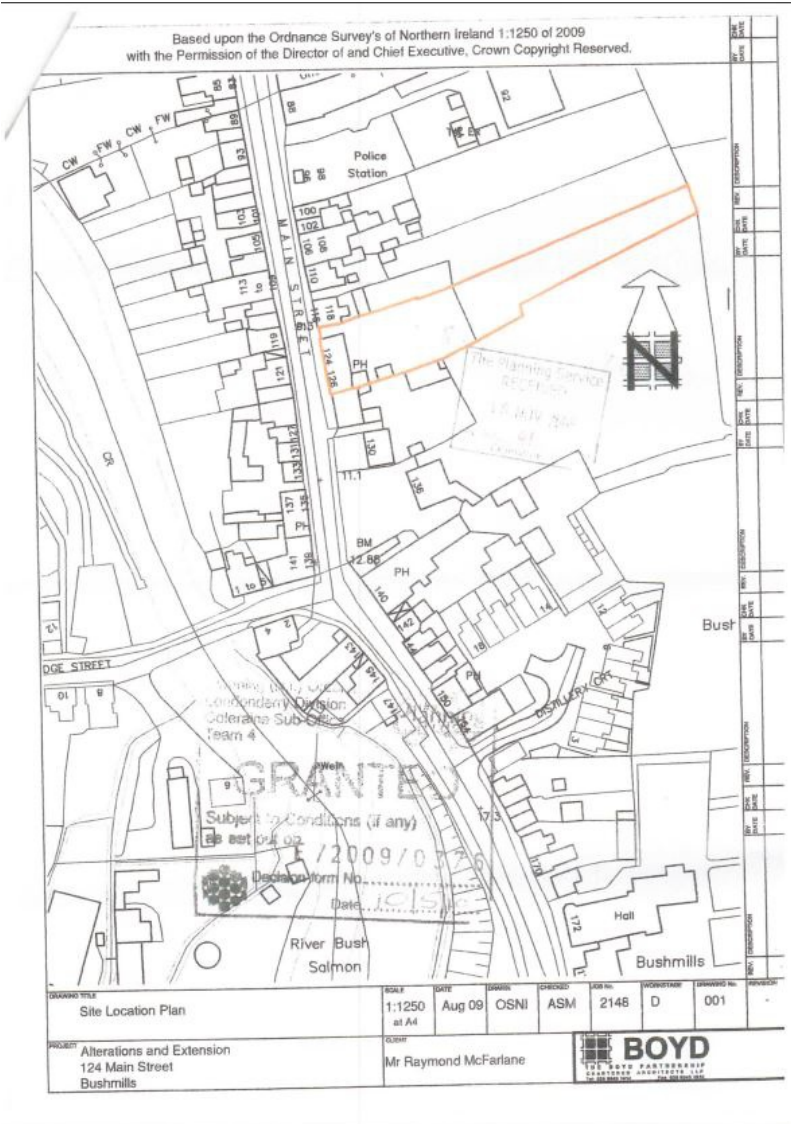
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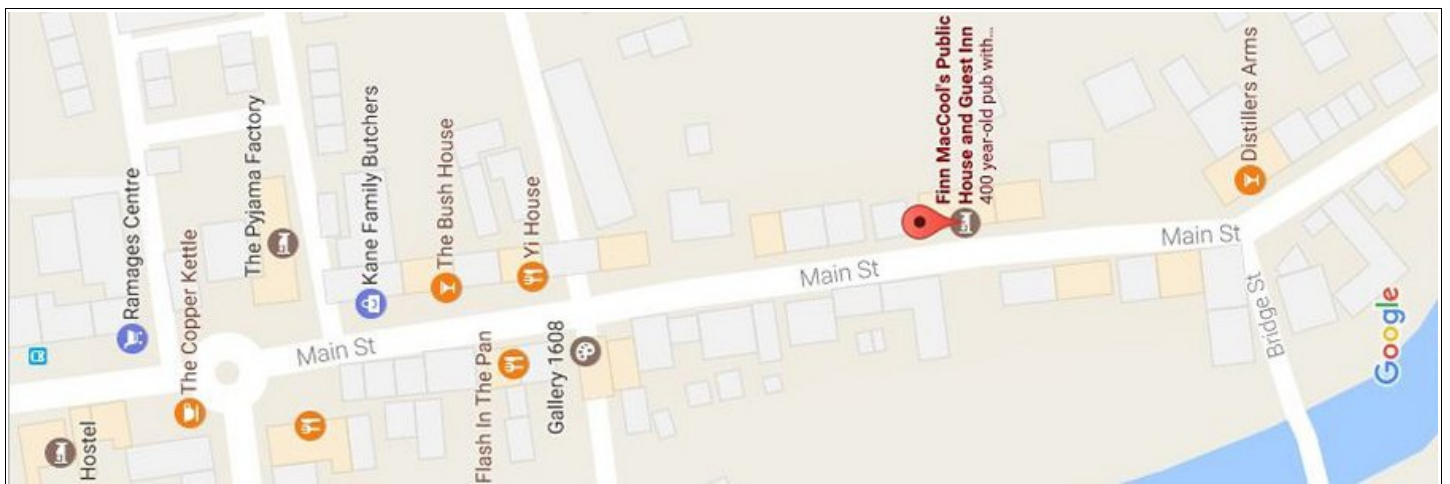
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CHARTERED VALUATION SURVEYORS



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