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## **Milltown Manor Pub/Restaurant & Apartments, Tempo, Enniskillen**

**Starting Bid: £340,000.00**



For sale by McGovern Estate Agents via the [iamsold](https://www.iam-sold.com) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](https://www.iam-sold.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Currently trading successfully; this premises is Tempo`s largest public house & restaurant, spanning over two floors with a modern large bar, fully functional kitchen, private function room at lower ground floor which offers excellent scope to cater for large events and new smoking areas all fitted out to a high standard.

Trading very successfully over a number of years building a loyal customer base, this premises presents a rare opportunity to acquire a public house with all the necessary facilities in place, has endless possibilities for interested parties and an excellent opportunity for someone seeking to establish a successful business.

The premises includes all equipment necessary to run a successful business with all services in good working order including gas system upgraded 2 years ago, fire system. camera system & alarm system, fridges, taps, fully fitted kitchen and benefits from

vehicular access via rear carpark for deliveries with easy access to the keg room.

The premises is in great condition, tastefully presented throughout and one of the most impressive public houses in Fermanagh.

This licensed premises need to be inspected to fully appreciate the extent of the fit out and layout etc.

Apartments: Rental Income of c. £10,800 per annum.

Included in this premises is 2 bed 1st floor apartment recently renovated and a 1 bed ground floor apartment only constructed within the last 2 years with all windows triple glazed. These apartments are both currently occupied by private tenants.

Please see short videos for more info:

2-bed apartment <https://www.youtube.com/watch?v=Ve3zaKFw9KI>

1-bed apartment <https://www.youtube.com/shorts/Q8faXxuvcGk>

Features:

Modern Fully Licensed Public House & Restaurant in Heart of Tempo

Split Over Two Levels - Main Bar & Function Room

Tastefully Presented Throughout, Fitted & Fully Functional to High Standard

Commercial Kitchen - Gas Line Upgraded 3yrs ago.

2 Large TVs & 10ft Screen Projector

Pool Table

Open Fire

Certified Smoking Area Less than 2 years old

Function Room at Lower Ground with Private Bar

2x Apartments - 2 bed recently renovated/1 bed newly constructed

Tenure: Freehold

Annual Rates: £2053.13

TO VIEW OR MAKE A BID Contact McGovern Estate Agents or iamsold, [www.iamsoldni.com](http://www.iamsoldni.com)

## Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### **Referral Arrangements**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

### **Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iam sold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

#### **Main Bar**

16.0m x 9.1m

Modern Bar with Double Door Entrance, Tiled Flooring, Snugs Both Sides of Entrance with Large Open Fire, 3 Large TV's Including a 10ft Big Screen Dropdown Projector, Long Fully Equip Bar & Pool Table.

#### **Kitchen**

5.5m x 4.2m

Fully Equip Kitchen Includes; 6 Gas Burner, Hot plate, 2 Fryers, Double Stainless Sink, Large Baking Oven, Fridge, Food Holder & Warmer. Gas Tank Supplied at Rear & Renovated 2/3 years ago.

#### **Storage Room**

5.0m x 6.0m

Epoxy Painted Flooring, Storage Shelves, Separate Room with Ice Machine & Sink, Door to Front Street for Ease of Access.

#### **Office**

2.1m x 4.5m

Office Behind Bar Includes Desk & Cabinet.

#### **Toilets**

3.2m x 3.0m

Male Toilets with Vinyl Flooring, Tiled Walls Includes Urinal & 2 Toilets

Disabled Toilet

2.1m x 1.7m

Vinyl Flooring, Toilet & Wash-Hand Basin.

Outdoor Smoking Area

9.3m x 3.9m

Constructed within the Last 2 Years Smoking Compromises Paved Flooring, Barn Style Roof with Several Tables & Chairs, Large TV, Lift, Outdoor Heaters & All Complies with Regulations.

Lower Ground Floor/Function Room

Function Room

16m x 9.2m

Perfect for Private Functions ( birthdays, weddings, funerals etc.) 2 Set of Stairs to Function Room (1 Private & 1 Public), Consists of a Variety of Carpet/Wooden/Tiled Flooring, Suspended Ceiling, 2 Large Stoned Snugs with 1 Equip with a Fully Functional Bar & Taps, & Dance floor.

Toilets

Female Toilets

3.2m x 3.3m

Vinyl Flooring, 4 Toilets & Wash Hand Basins

Male Toilets

3.5m x 3.0m

Vinyl Flooring, 3 Toilets & Wash Hand Basins

Keg Room

5.8m x 3.6m

Full Functional Keg Room with Applicable Euiptment & Serviced/Cleaned Regularly

Exterior

Smoking Area & Empty Keg Storage, Rear Exit Leading Large Car park& Enclosed Gas Tank.