



# For Sale – Prime City Centre Public House

Granny Annies, 13 Townhall Street, Enniskillen, BT74 7BD

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# Fully operational public house in prime location on Townhall Street in an expansive building offering scope for further development.

## Location

The subject property is situated on Townland Street, which is a prime pitch within the context of the town. It has the further benefit of rear access via Paget Lane (off Wellington Road). Townland Street / Church Street is the heart of nightlife within Enniskillen.

Townland / Church Street is also a key retail street with a high number of both national and local retailers and service providers. Enniskillen Bus Station is located adjacent the subjects Paget Lane access.



## Opportunity

"Ready to Go" Fully fitted Bar & Restaurant.



## Location

Prime Town Centre location with double frontage.



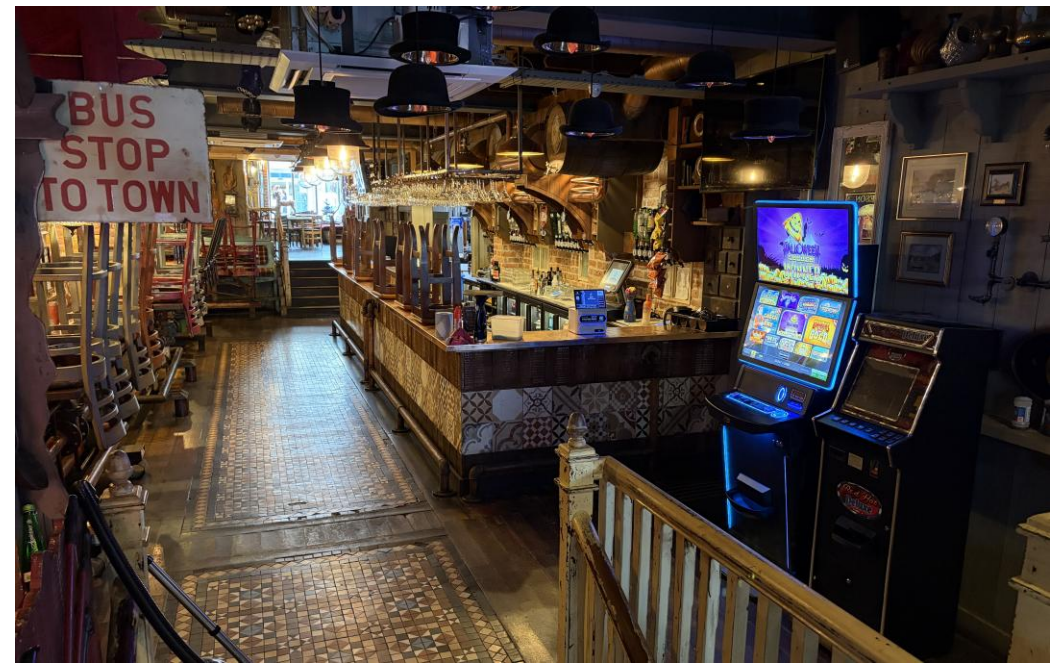
## Size

Extensive commercial building suitable for potential redevelopment



## Licence

To be sold with the benefit of the Article 5 (1) (a/b) Intoxicating Liquor Licence





## Accommodation

The subject property comprises an extensive ground floor public bar, restaurant in Enniskillen town centre. The bar can be accessed by customers from both the front (Townland Street) and the rear (Paget Lane). The ground floor is split into 3 main bars serviced via 2 bar serverys, as well as a beer garden to the rear overlooking the River Erne. The first floor provides additional seating via a private function room with a balcony overlooking the rear bar. The property is currently trading as Granny Annies and benefits from their typical corporate fit out throughout.

The remainder of the upper floors provide extensive storage space, office space and a former residential dwelling. The basement provides the chill room for the property as well as ancillary dry storage.

Please note an area of the property providing the W/C facilities is held under leasehold title. Further information is available from the selling agent.



## Fixtures and Fittings

All fixtures and fittings will be included if it is the intention of the purchaser to continue the existing business, otherwise vacant possession can be provided.

## Liquor Licence

Article 5 (1) (a/b) Intoxicating Liquor Licence included in the sale.

## Rates

The current NAV for the subject is £45,900 giving commercial rates payable for 2026/27 of £26,549 p.a.

A rates assessment is also in place for an upper floor office as well as residential dwelling which are included in the sale. The rates liability for these in 2026/27 is £1,246 per annum.

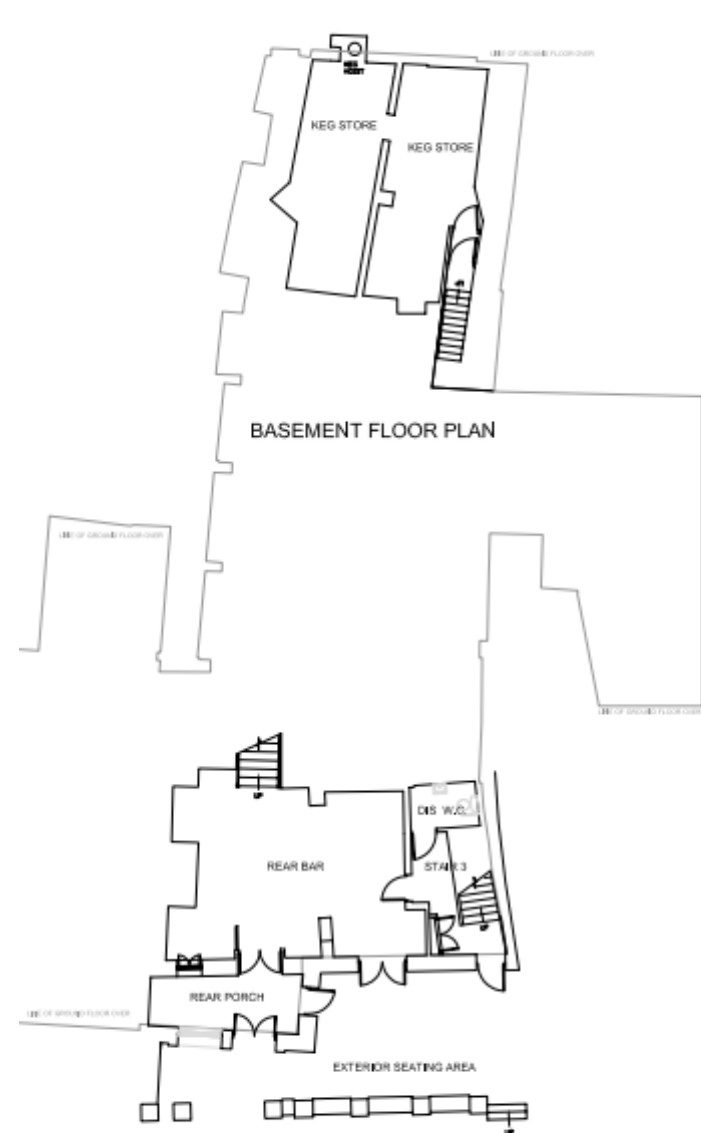
## Price

Offers in the region of £800,000, exclusive of VAT.

## VAT

All prices and rentals quoted are exclusive of, and may be subject to VAT.

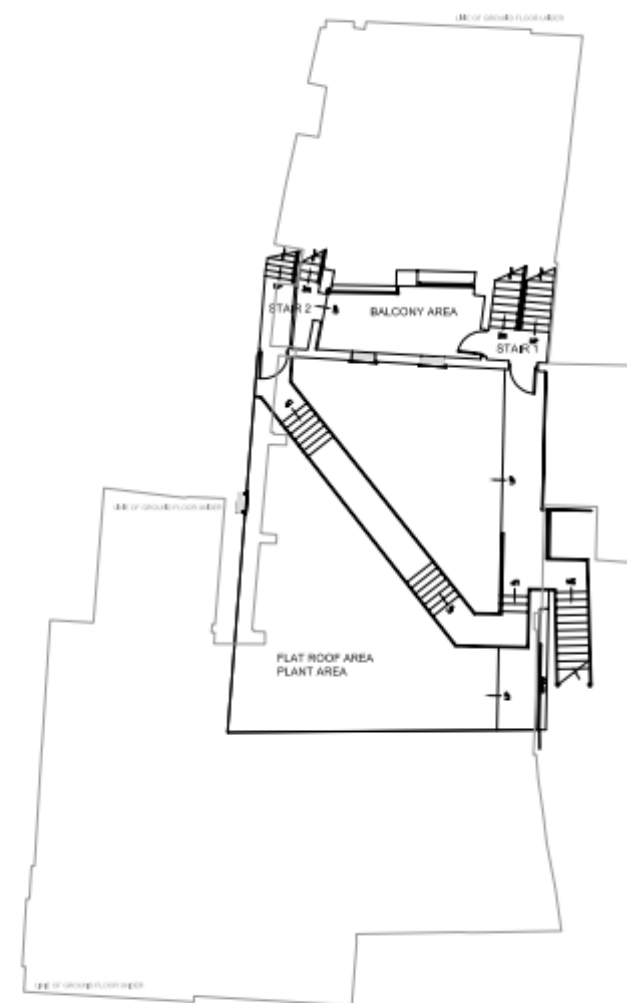




EXISTING LOWER GROUND FLOOR PLAN



EXISTING GROUND FLOOR PLAN



EXISTING MEZZANINE FLOOR PLAN

# To find out more, please contact:

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