

GUIDE PRICE
£100,000

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
24th July 2019



The Wyvern Inn (now trading as The Balfour Arms) 175 Main Street, Lisnaskea, Enniskillen, County Fermanagh BT92 0JE

Freehold two floor terraced building arranged as a ground floor public bar with basement function room. Investment

Bid1.
Digital Trading Platform

Property Summary

- Freehold building
- Busy central location
- Ground floor bar and chippy
- Basement function room

Location

Lisnaska is situated approximately 11 miles south-west of Enniskillen and 25 miles south-east of Ballygawley. The property is located within a busy mixed use parade of local shops servicing an established residential catchment area. Other nearby local traders include a pharmacy a bank and a mini market as well as numerous other local traders. Further trade may be gain from the high level of vehicular traffic passing on the A34.

Accommodation

First floor: The first floor is a void space with no access

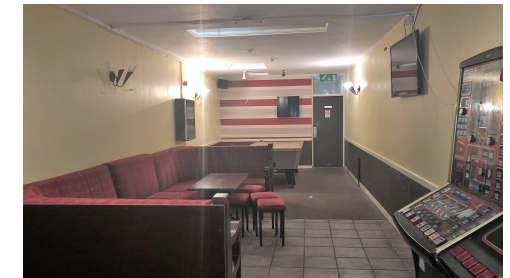
Ground floor: Public bar and chippy with wc facilities

Basement: Function room with wc and ancillary storage, cellar store room

Gross internal area approximately 253.18 sq m (2,725 sq ft)

Occupation

We are advised that the property is in occupation under a caretakers agreement and no rent is being paid. Interested parties are advised to refer to the legal pack in this regard



EPC

Please refer to the legal pack

Tenure

Freehold

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