



THE SANDPIPER, 64 MAIN STREET, BALLYWALTER, BT22 2PQ



Located in the charming seaside village of Ballywalter, this impressive commercial property on Main Street offers a unique opportunity for prospective renters. Spanning an expansive 3,200 square feet, this public house is perfectly positioned to benefit from the footfall and passing traffic that characterise this delightful coastal community.

The property features two inviting bars at the front, providing a warm and welcoming atmosphere for patrons. At the rear, a spacious main bar awaits, ideal for hosting gatherings and events. The addition of a beer garden enhances the appeal, offering a lovely outdoor space for customers to enjoy the fresh sea air. Furthermore, an event space or games room adds versatility, making it suitable for a variety of functions and entertainment options.

Complementing the bar facilities is a well-appointed four-bedroom house, which is attached to the property. This living space presents an excellent opportunity for owners or staff to reside on-site, ensuring convenience and ease of management. Additionally, a coffee shop with a fully equipped kitchen is included, providing further potential for revenue generation and catering to the local community's needs.

This property is not just a business opportunity; it is a chance to become part of a thriving village atmosphere, where the charm of coastal living meets the excitement of running a successful establishment. Whether you are looking to invest in a bustling public house or seeking a versatile commercial space with residential options, this property in Ballywalter is sure to impress.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

£25,000 PER ANNUM

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Key Features

- Prominent Public House With High Vehicular/Pedestrian Footfall
- 3500 Sq Ft Including Public House, Event Space/Games Room, Coffee Shop And Residential Unit
- Rent of £25,000 Per Annum
- Intoxicating Liquor Licence Included In Lease





Public House

Event Room

25'7" x 19'0"
Seating.

Front Bar

27'6" x 14'9"
Bar area, seating, Male WC.

Rear Bar

49'2" x 22'11"
Seating, Bar area

Store

Office

Male and Female WC's

First Floor Games Room/Event Space

Beer Garden

Coffee Shop

40'4" x 20'8"

Kitchen Area

Residential House

Comprising four bedrooms, living room, kitchen, bathroom - accessed via pub.

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Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact Laura on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 16825675

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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