



A & S
PROPERTY SALES

07729262655 or 07773060036

FOR SALE

A Warm, Friendly, Well-Established Licensed Restaurant With Very Regular And Loyal Customer Base And Good Reputation Is Situated In The Centre Of The Village Of Ballinamallard Within Walking Distance Of All Local Amenities And Neighbouring Commercial Businesses. The Ground Floor Of This Property Has Been Recently Refurbished, With Quality Facilities And Equipment. Viewing Is Essential To Fully Appreciate The Potential This Property Has To Offer!

**Encore Steakhouse
66 Main Street
Ballinamallard
Co Fermanagh
BT94 2FY**

Reduced Price: £295,000 (Open To Offers)



- Oil Fired Central Heating
- Beam Vacuum System On Ground floor
- Trade Hours: Wednesday To Sunday: Open 5.30 – 9.30
- Well Maintained And Equipped Throughout
- Seating For 62 Persons

- Up To Date With Fire Regulations
- Achieved 5 Stars From Food Standards Agency
- Established For 30 Years
- Close To All Amenities

The Encore Steak House is situated in the centre of Ballinamallard close to all local amenities and Ballinamallard United, Northern Irish football club. Ballinamallard is approximately 5 miles from Enniskillen and 4 miles from Irvinestown.

BUSINESS

The Encore Steak House has a licence, has been recently refurbished and renovated with quality facilities and equipment. The restaurant also provides seating for 62 persons. An extensive A La Carte Menu is available and as the name implies - '*steak is a speciality*'. The vendor's emphasis is on creative and quality home cooking using the best local produce in the area. Recently the vendors have provided outside catering for events from local school, church and business lunches to private parties, weddings, and everything in-between. THE BUSINESS has been in the same hands for the past 8 years and we understand the vendor enjoys a good turnover, full details available of which will be discussed on inspection.

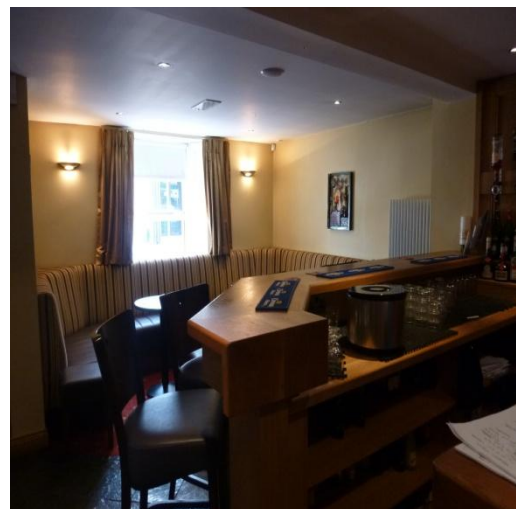
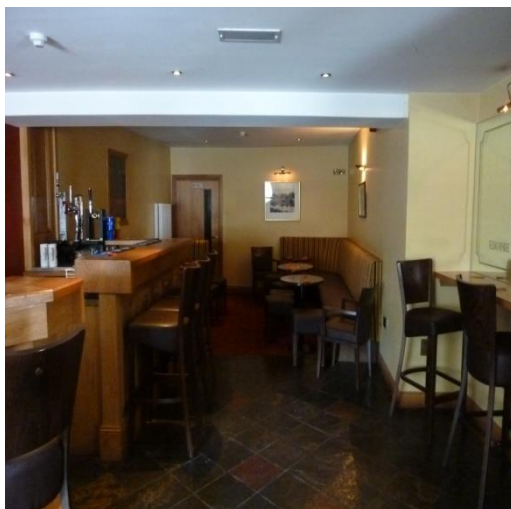
Accommodation Comprises:

GROUND FLOOR

Vestibule entrance porch, bar/ lounge, dining room with seating for 62 persons.

Bar/Lounge

Area: 36'7 x 18'0 Lounge seating and fully equipped bar.





Dining Room: 35'4 x 18'11 Bright spacious dining area.



Kitchen: 32'3 x 14'3 New refurbished fitted kitchen with 1 six burner cooker both with oven. Double fryers, hot plate, grill, sinks, freezer, fridges, work surfaces with 2 tiers, 1 fridge with under-counter fridge and working surface. All in stainless steel, walls in PVC, easily maintained.



Toilets: All of which have been newly refurbished within Building Control Standards.

Disabled Toilet: 7'6 x 5'0 Toilet, sink, baby changing facility, fully tiled walls, tiled floor.

Ladies Toilet: 10'4 x 9'3 2 x Vanity sink units, 2 x separate toilet cubicles, hand dryer, fully tiled walls, tiled floor.



Gents Toilet: 13'4 x 8'3 2 x Vanity sink units, 2 x urinals, separate toilet cubicle, hand dryer, fully tiled walls, tiled floor.



All the electrics, plumbing, and heating system have been replaced within the last 3 years.

FIRST FLOOR: Potential to develop this floor into living accommodation.

**Landing Areas: 20'4 x 8'0 (widest points) Shelved store.
& 14'4 x 3'2**

Ladies Toilet: 5'8 x 3'9 Partially tiled walls, toilet and sink.

Gents Toilet: 5'8 x 3'1 Partially tiled walls, toilet and sink.

Room (1): 17'2 x 12'7 Shower room: 9'7 x 5'10, walk in wardrobe.

Room (2): 15'4 x 10'8

Room (3): 19'4 x 11'5

Room (4): 7'11 x 7'5

Room (5): 10'11 x 9'4 Built in wardrobe.

Room (6): 15'11 x 14'4 Hallway 12'4 x 3'0 leads from this room to bathroom and another room.

Bathroom: 14'1 x 5'9 Shower cubicle, bath, sink, toilet.

Landing Area: 9'8 x 7'4

OUTSIDE:

Rear entrance for deliveries. Stores and cold room.



Property information:

Property:

Freehold

Premises details:

Recently refurbished, ground floor property with quality facilities and equipment, serving up to 62 persons.

Competition / Market:

No direct competition

Trading hours:

Wednesday - Sunday, including 5 evenings and Sunday Lunch

VIEWING BY APPOINTMENT ONLY

PLEASE CONTACT A&S Property Sales

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Disclaimer: Whilst these particulars have been prepared in good faith and are believed to be correct, they are intended for the general guidance only of prospective purchasers and should not be founded on under any circumstances. All measurements are approximate and the property is sold in its present state of repair.