

**FOR SALE**

## 4 Marine Parade, Warrenpoint BT34 3NB

LICENCED FORMER BAR & NIGHTCLUB IN TOWN CENTRE WITH REDEVELOPMENT POTENTIAL (STPP)

**Lisney**

COMMERCIAL REAL ESTATE

OUTLINE FOR INDICATIVE PURPOSES ONLY

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## FEATURES

Central location in Warrenpoint  
Town Centre

Excellent views over Carlingford Lough

Licensed Public House & Nightclub

Liquor Licence – 5(1)(a) with  
permitted additional opening hours

Building totalling c. 13,000 sqft

Land totalling c. 0.25 acres

Prime residential plot for  
redevelopment (STPP)

## LOCATION

The subject property is prominently situated in the heart of Warrenpoint, a vibrant coastal port town along the shores of Carlingford Lough.

With the Mourne Mountains nearby and only a short 12 minute drive to Newry and the Dublin-Belfast A1 corridor, Warrenpoint serves as popular commuter town with all the benefits of the coastal location.

Located on Marine Parade and facing Carlingford Lough, the property boasts stunning views across the Lough and further afield to the Cooley Mountains.

The town is perfectly positioned just a stone's throw away from a vast array of tourism spots and visitor attractions, including the following:

Mourne Mountains & Silent Valley, the Ring of Gullion, Slieve Gullion Forest Park and numerous popular golf courses, including Newry, Rostrevor, Kilkeel, Banbridge, Dundalk, Armagh and the famous Royal County Down Golf Club.



Property footprint: Green outline solely demarks ground floor. Outline for indicative purposes only

## LOCAL DEVELOPMENT – NARROW WATER BRIDGE

The subject property is located just 1.2 miles from the new Narrow Water Bridge, a cross-border bridge which is currently under construction and due to complete in 2028. This will link County Down and County Louth. The bridge will comprise a 195 metre cable bridge which will accommodate vehicular, cycle and pedestrian traffic, along with the smooth passing of water traffic on the Newry Canal due to the ability to open the bridge.

The bridge will connect the A2 Newry to Warrenpoint dual carriageway in Northern Ireland with the R173 at Omeath in the Republic.

The bridge will be a “lynchpin connection for cross-border travel” according to Bam Construction, facilitating recreational activities in the Carlingford Lough region and offering easy access to greenways, mountain bike trails, walking routes and beaches.

The bridge will also support the development of the wider Carlingford Lough region into a tourist destination, providing access between the villages of Warrenpoint, Rostrevor and Carlingford.



## DESCRIPTION

The subject property is the well-known former Marine Bar and Club Cheri, prominently positioned in the heart of Warrenpoint town centre.

This substantial mid-terrace, three-storey building benefits from direct frontage onto Marine Parade, with additional access from Thomas Street, provides excellent visibility and accessibility.

Occupying a generous town centre site of approximately 0.25 acres, the property presents a significant redevelopment opportunity, subject to obtaining all necessary consents and approvals.

It is currently arranged in three main components:

- The former Marine Bar with associated ancillary storage areas
- The former Club Cheri nightclub premises
- Two upper floor apartments, both of which require refurbishment

This versatile property offers huge potential for a variety of future uses, subject to the necessary planning permissions.



## ACCOMMODATION

From measurements taken on site, we have calculated the approximate areas of the property to be as below;

Total footprint of building – circa 0.25 acres:

Room	sqm	sqft
<b>Club Cheri</b>	438.95	4,725
Keg Store	47.57	512
Bathrooms	46.06	496
<b>Marine Bar</b>	235.04	2,530
Kitchen	10.47	113
Accessible WC	4.56	49
Bathrooms	46.77	503
First floor storage	266.51	2,869
First floor office / apartment	52.9	569
Second floor apartment	59.3	638
<b>Total</b>	<b>1,208.13</b>	<b>13,004</b>



## PLANNING

The subject property falls under the Banbridge/ Newry and Mourne Area Plan 2015 and is covered by the Warrenpoint Town Centre map.

The building falls within the designated Town Centre and is within an Area of Townscape Character.

There are no live planning permissions or applications on the subject property.

The site offers huge potential for residential development, subject to obtaining all relevant approvals and consents. The vendor has commissioned sketch plans for a potential residential development of 18 apartments across four storeys. Plans are on the following page.

We recommend all parties seek their own planning opinion as to the development potential on the land.

## TITLE

The title comprises a mix of Freehold Title and Long Leasehold Title.

The Long Leasehold is held on a 9,000 year lease from October 1971 and a ground rent of £14 per annum is payable on this portion.

## RATES PAYABLE

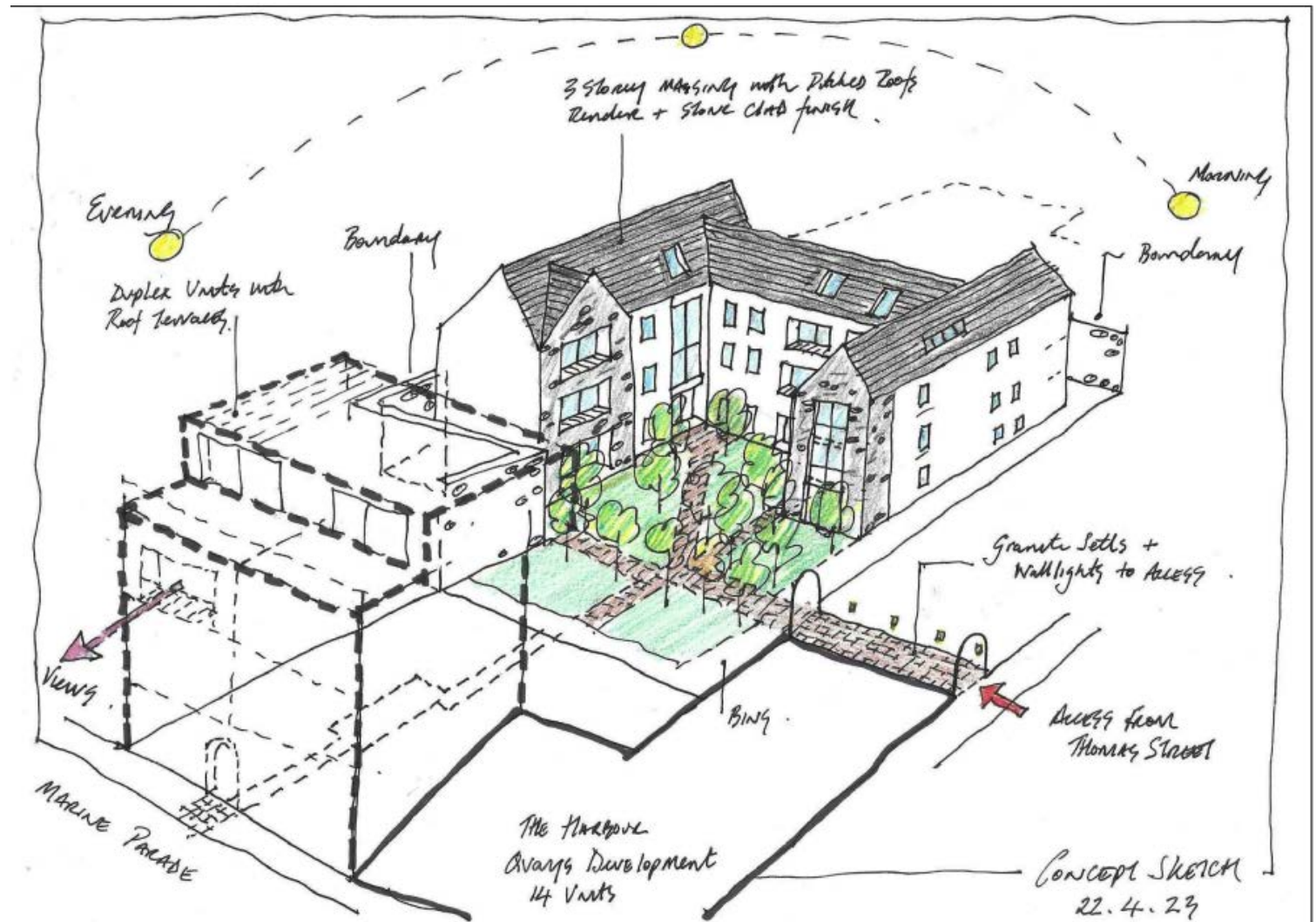
From a review of Land & Property Services website, we understand the rates to be as below:

NAV: £10,800 Rates

Poundage 25/26: £0.600784

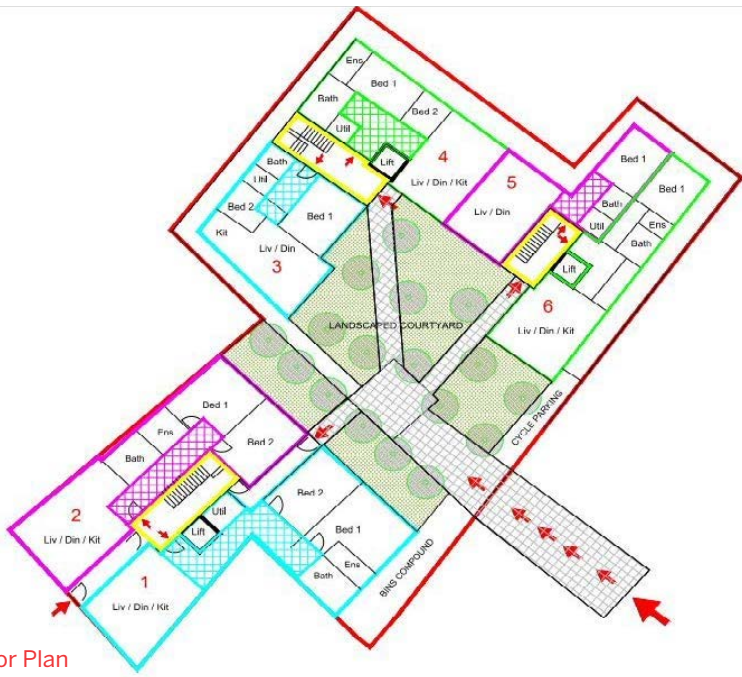
Rates Payable: £6,488

Under NI Small Business Rate Relief, business properties with a NAV of more than £5,000 but not more than £15,000 should receive a 20% rate relief.

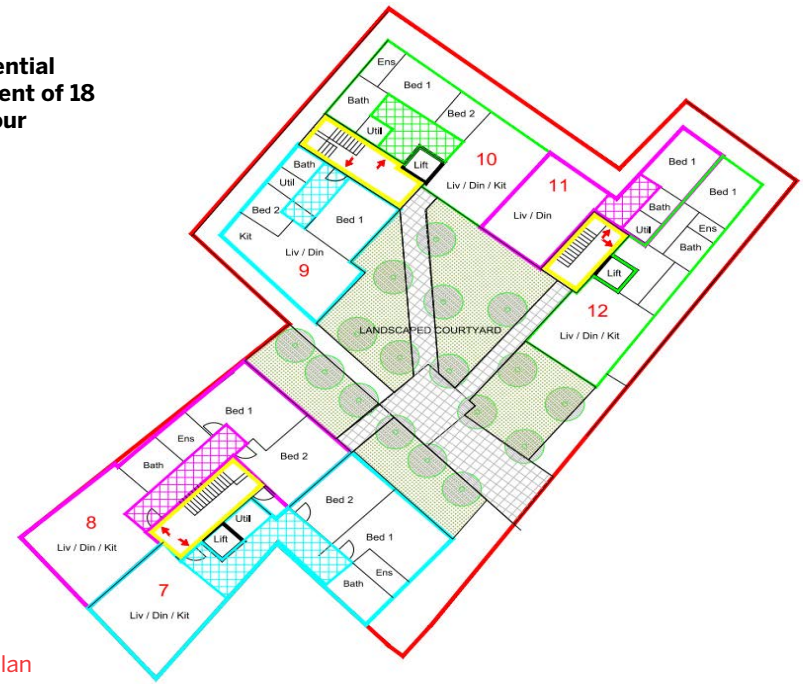


Property outline for indicative purposes only

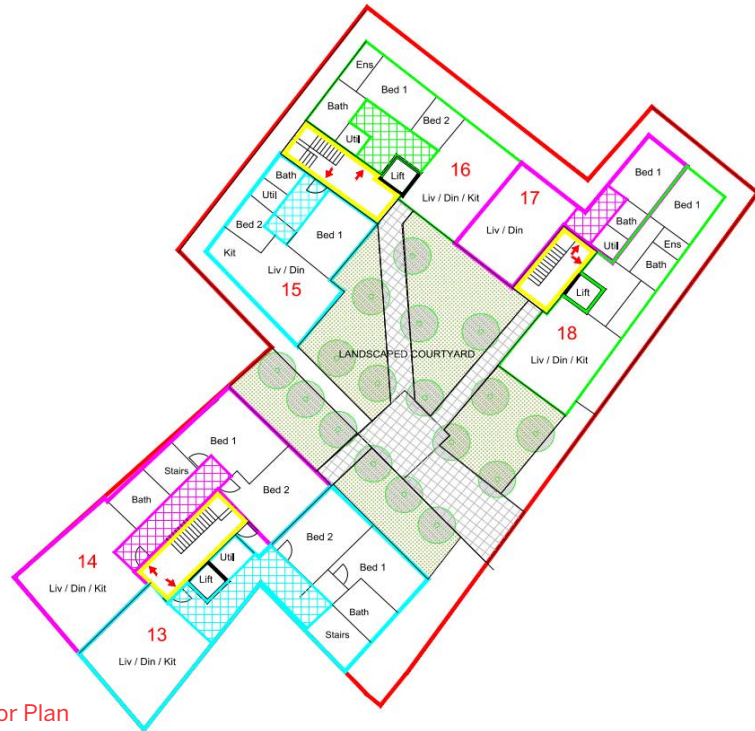
**Sketch plans for potential residential development of 18 apartments across four storeys**



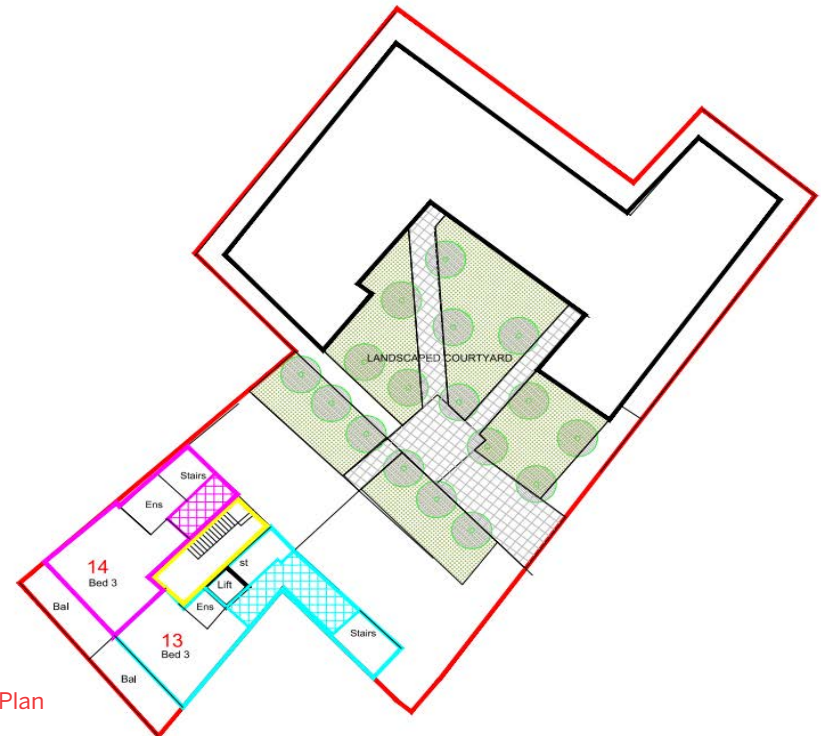
Ground Floor Plan



First Floor Plan



Second Floor Plan



Third Floor Plan



### Former Marine Bar

The Marine Bar features a fully equipped, traditional-style bar layout, comprising a welcoming front bar and snug area that leads into a spacious open-plan lounge with a spacious rear bar.

Additional space includes a compact kitchen, a keg store and refrigerated stores to the rear.

The premises are well-appointed with an accessible ground floor bathroom, with separate male and female bathrooms on lower ground level.

Finished to a high standard throughout, the bar has been fitted out with quality fixtures and fittings, all of which are included in the sale and offered as seen.

The bar provides side access into the former Club Cheri.



### LICENCE

The bar benefits from a Full 5(1)(a) Liquor License until September 2027, which may be renewed in 2027. The opening hours permitted under the licence are:

#### Marine Bar

Monday–Saturday	8am–11pm
Sunday	10am–10pm

#### Club Cheri

Club Cheri benefits from a Late Night licence, allowing for additional opening hours:

Monday–Saturday	11pm–1am
Sunday	10pm–12pm



### **Former Club Cheri**

The former Club Cheri benefits from own door access from Marine Parade, with secondary access directly from The Marine Bar into the Club entrance.

The club comprises of an expansive room of circa 4,700 sqft. with a central dance floor, custom lighting and a large bar at each end of the room. Male and female bathrooms are situated just off the main room, along with an external smoking area at the rear of the club.

Deliveries to both the Bar and Club are easily accommodated from the quiet Thomas Street, where vehicular gates lead to the keg store at the rear of the premises.

## Ancillary Accommodation

The top photo below depicts ancillary storage and re Fridgeration space to the rear of the bar and club.

The bottom photo depicts the first floor ancillary space above the Marine Bar which has been used for storage.



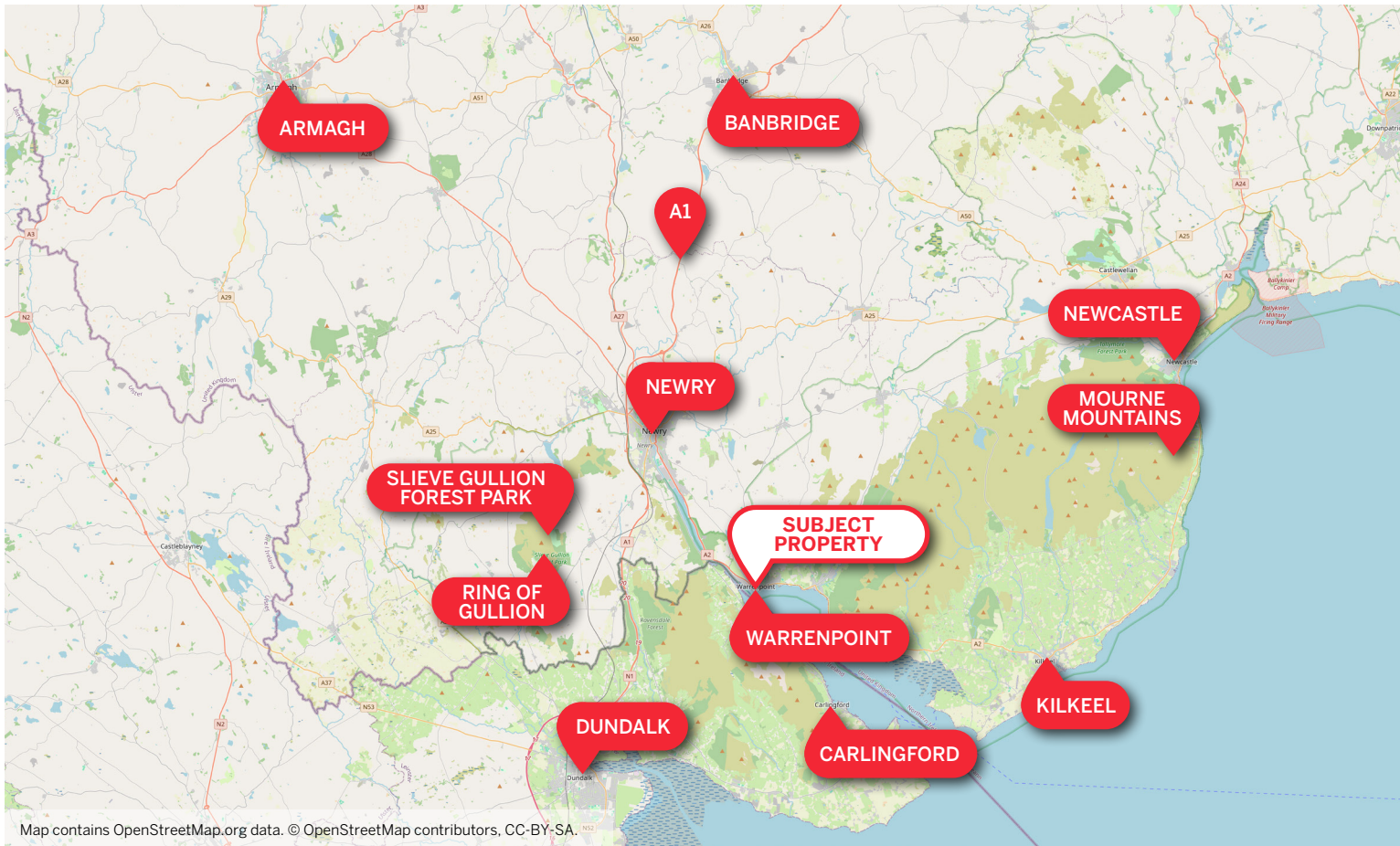
## Upper floor Accommodation

Two upper floors are accessible from the Marine Bar. These floors both require refurbishment throughout.

The first floor was previously in use as an office and living accommodation, whilst the second floor comprises a two bedroom apartment.







Map contains OpenStreetMap.org data. © OpenStreetMap contributors, CC-BY-SA.

### GUIDE PRICE

Offers around £500,000

### VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

### STAMP DUTY

Stamp duty will be the liability of the purchaser.

### EPC

The property has an Energy Efficiency rating of E117. The full Certificate can be made available upon request.

SCORE	ENERGY RATING	RATING
<0	A+ <small>Net zero CO<sub>2</sub> emissions</small>	
0-25	A	
26-50	B	
51-75	C	
76-100	D	
101-125	E	117 E
126-150	F	
>150	G	

### CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF 24408



#### For further information:

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Viewing strictly by appointment with the sole selling agent Lisney

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