



**For Sale Substantial
Café/Restaurant with Car Parking**
93-95 Main Street, Cullybackey, BT42 1BW

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**FRAZER
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Summary

- Popular and thriving Café premises situated within Cullybackey, Antrim
- Positioned 3 miles from Ballymena and within a 2-minute drive of the Galgorm Spa
- Extensive refurbishment carried out 9 years ago and remains in excellent condition.
- The property extends to a total of c.2,933 sq.ft with a seating capacity of c.90 persons
- Positioned on a self-contained site of c. 0.20 acres, with 18 car parking spaces.
- Suitable for a range of potential food & drink uses, or redevelopment, subject to planning.

Location

Cullybackey is a small village located in County Antrim, Northern Ireland, situated on the banks of the River Maine, approximately three miles north of Ballymena. The A26 provides ease of access to Ballymena, Antrim and beyond. The Cullybackey train station is located a short distance from the property with links to Belfast and Derry.

The property is positioned within a few minutes walk of Cullybackey College and a few minutes drive of the extremely popular Galgorm Hotel & Spa.

The village maintains a balance between rural charm and modern amenities, making it a desirable place for those who appreciate village life with good transport links.



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Description

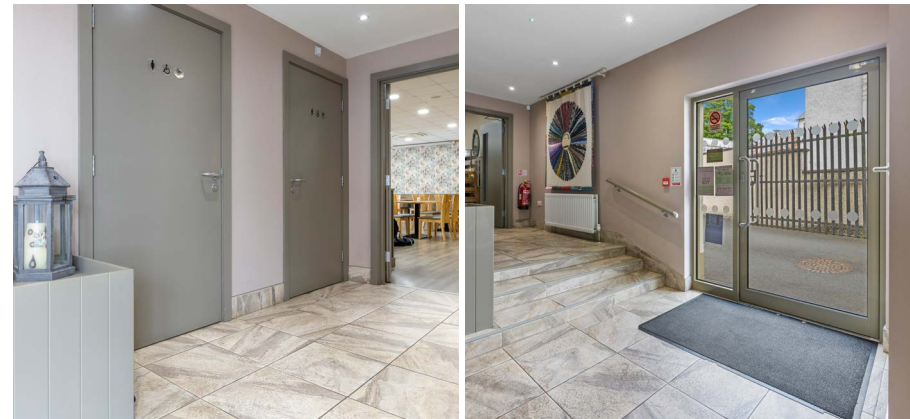
This popular and thriving café/restaurant premises was extensively refurbished approximately 9 years ago and has become a well-known destination providing freshly made food and beverages throughout the day.

The property in brief encompasses a front dining area seating up to 26, main kitchen, preparation, storage area and washing bay, rear dining area and main serving area seating up to 60, entrance lobby and WC facilities to the ground floor. The first floor features a storage area, staff kitchen, office, boardroom/overspill room and further WC facilities.

Externally, there is access for deliveries and capacity for up to 18 cars on site, which extends to a total of 0.20 acres.

The property presents as an excellent opportunity for an operator to acquire an extremely well fitted café/restaurant premises, which is 'ready to go'.

In addition, the property may also appeal to parties for an alternative use or for redevelopment, subject to any statutory planning consents.



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Accommodation

We calculate the approximate Net Internal Areas of the property to be as follows:

Floor	Description	Sq. M	Sq. Ft
Ground	Front Dining Area	54.75	589
	Kitchen	22.17	239
	Kitchen Storage	21.42	231
	Wash Area	12.22	132
	Main Dining Area	109.72	1,181
	Disabled WC (x2)	-	-
	WC	-	-
Ground Floor Total:		220.28	2,372
First	Office	6.24	67
	Staff Room	15.56	168
	Board Room	22.91	247
	Store	7.34	79
	WC (x2)	-	-
First Floor Total:		52.05	561
Total approximate NIA:		272.33	2,933



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Price

Offers are invited in the region of £275,000.

*Option to purchase the existing fixtures and fittings. Further details are available upon request.

Rates

NAV: £10,200

Rate in £ (2024-2025): 0.565328

Estimated Rates Payable: £6,858.63 Per Annum.

We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Title

Assumed freehold/long leasehold.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the joint selling agents:

Frazer Kidd

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