



**For Lease** Former NIW Ballycastle Depot,  
3 Fairhill Street, Ballycastle, BT54 6AY



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**



## SUMMARY

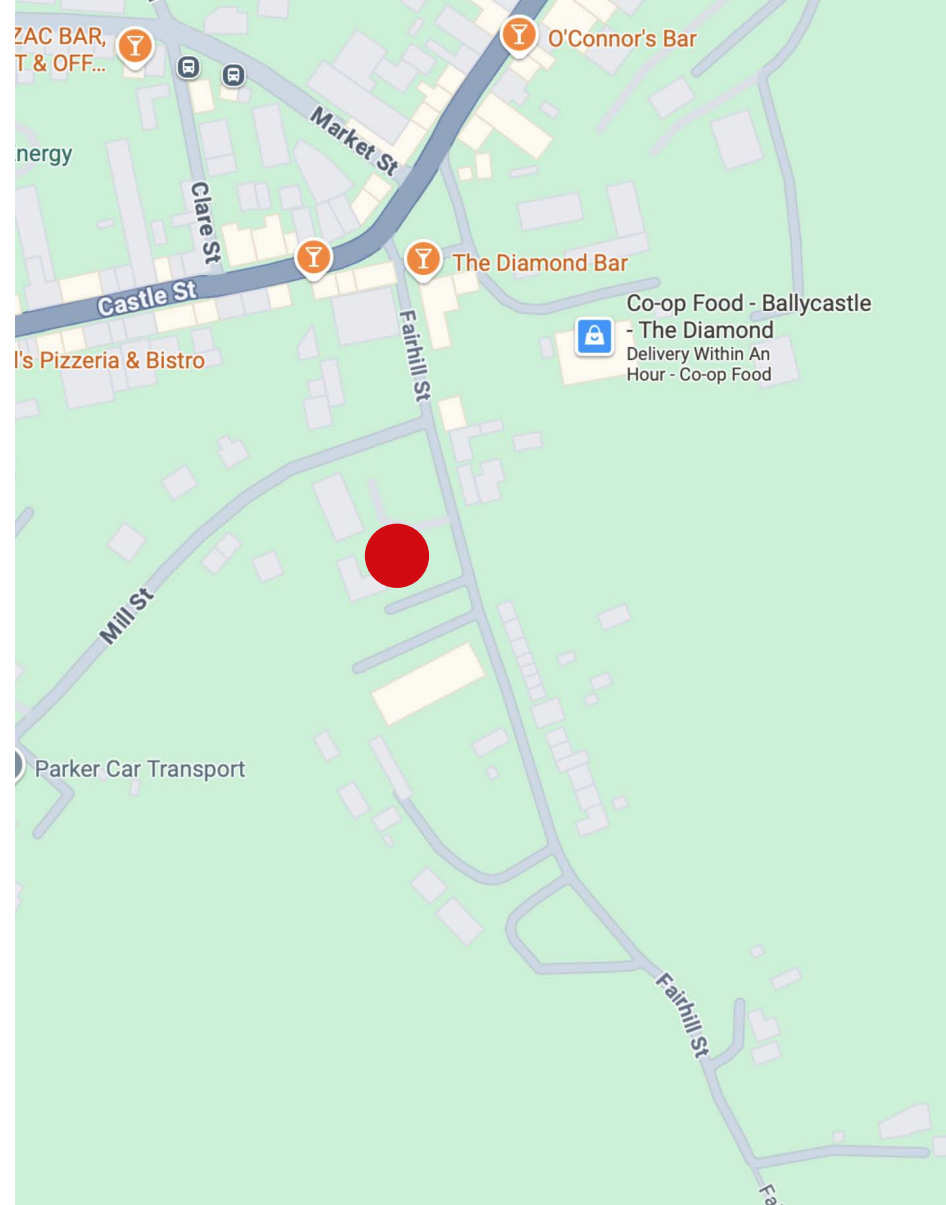
- Former Northern Ireland Water Depot situated on a total site area of approximately 0.15 Hectares (0.38 acres).
- Situated on Fairhill Street, Ballycastle.

## DESCRIPTION

- Opportunity to lease the former Northern Ireland Water Depot comprising a vacant and derelict 2 storey building with a footprint of approximately 190 m<sup>2</sup> (2,044 ft<sup>2</sup>) together with yard and car parking which is situated on the total site area of approximately 0.15 hectares (0.38 acres).
- The building has been vacant for a number of years and is in a deteriorating state of repair and currently inaccessible.
- Access to the site is directly from Fairview Street via double metal entrance gates between stone walls. The site is mainly level in landform and irregular in shape with the northern boundary following the path of the Tow River which flows alongside.
- There is a tarmac entrance driveway leading to the 2 storey building together with surface car parking for approximately 10 vehicles. Internally there is double metal access gates securing the rear yard which provides concrete gravel and sand pits.

## LOCATION

- The site is located fronting onto Fairview Street on the edge of Ballycastle Town Centre.
- There is a Road Service Pay and Display car park on the opposite side of the Tow River while there are a number of other commercial occupiers in the area including Co-op.
- Ballycastle is a town located within Causeway Coast and Glens Council area with a population of 5628 persons in the Census 2021.
- The town provides a range of services for its population and its extensive rural hinterland and lies within the Antrim Coast and Glens Area of Natural Beauty.



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## SITE AREA

We calculate the total area of the site from Spatial NI website to be approximately 0.15 Hectares (0.38 acres).

## LEASE DETAILS

Term: Negotiable

Rent: On Application

Repairs & Insurance: Tenant responsible for internal repairs and reimbursement of a fair proportion of the buildings insurance premium to the Landlord.

## RATES

To be assessed on occupation

\* Interested parties should check their individual rates liability directly with Land & Property Services.



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## CONTACT

For further information or to arrange a viewing contact:

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## McKibbin Commercial Property Consultants

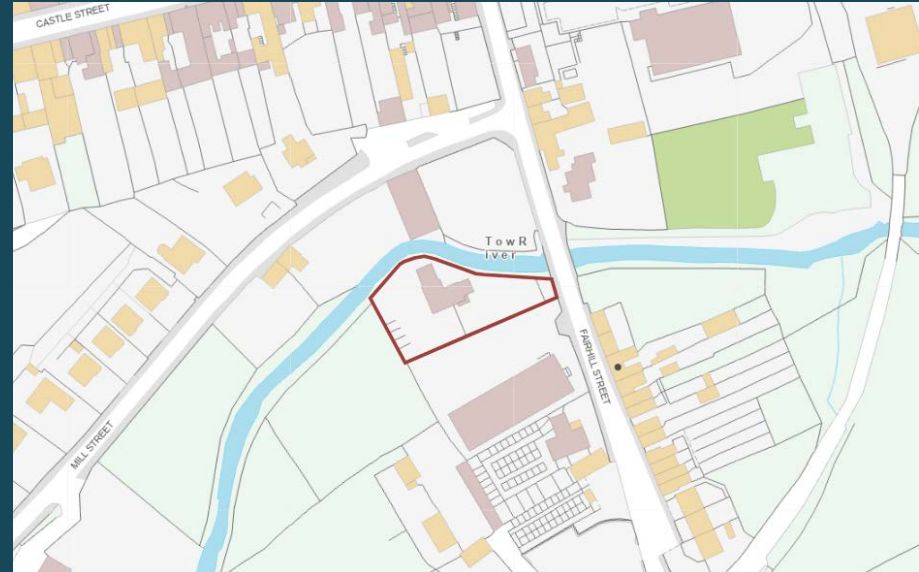
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Not To Scale. For indicative purposes only.



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