



To Let Modern Retail Warehouse
49-51 Market Street, Ballycastle BT54 6DS

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& son

T: 028 2076 2353 www.pjmilroy.com



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COMMERCIAL

028 90 500 100

SUMMARY

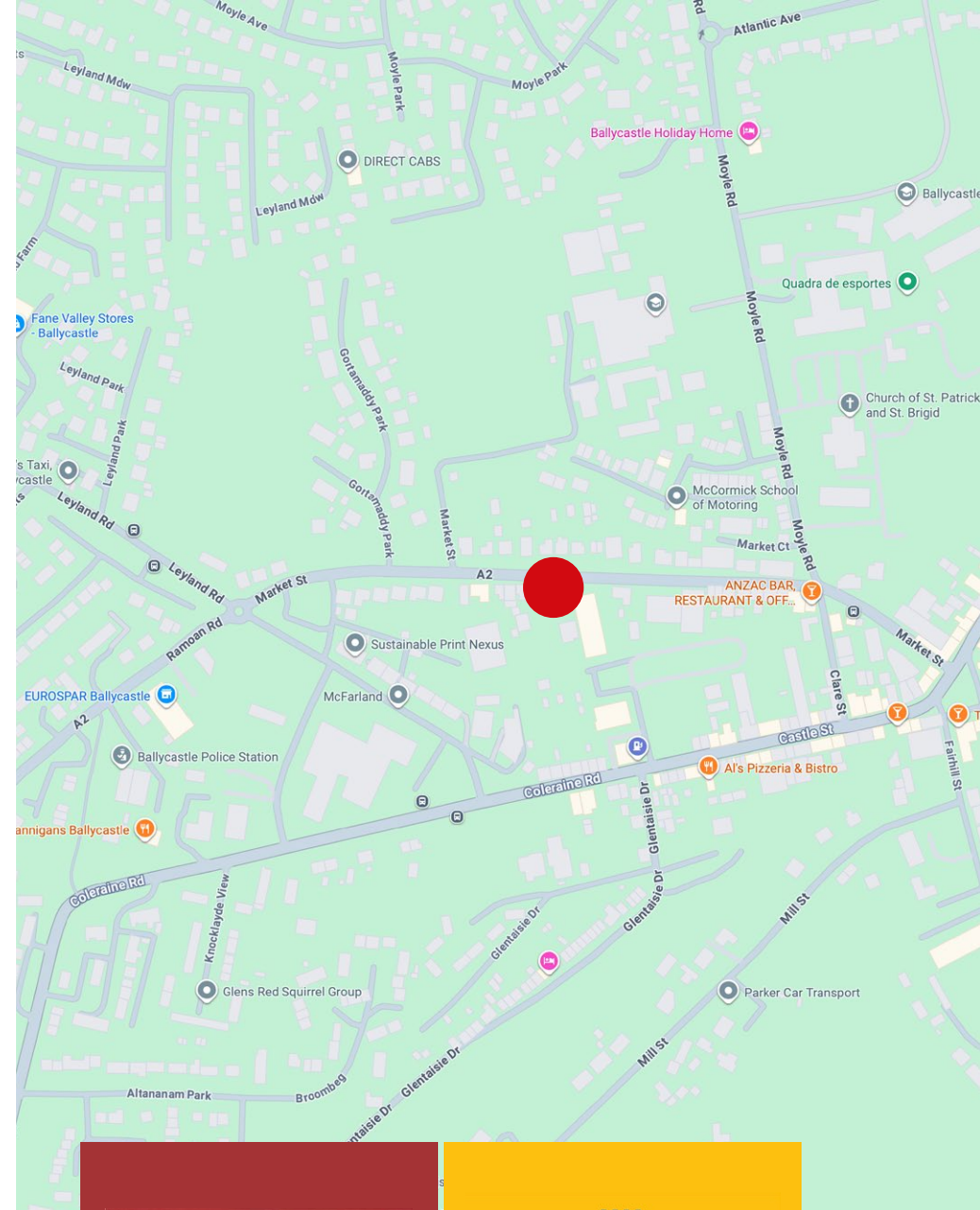
- Substantial retail warehouse of 1,139 sq m (12,245 sq ft)
- Previously occupied by Original Factory Shop and immediately available.
- High profile location in Ballycastle, Co. Antrim

LOCATION

- The property occupies a high profile location on Market Street, one of the principal arterial routes into Ballycastle Town Centre.
- 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.

DESCRIPTION

- The subject is a substantial retail warehouse unit of 1,139 sq m (12,245 sq ft), on a stand alone site.
- The site is accessed directly from Market Street, together with a second pedestrian access from the Castle Street surface car park.
- External parking for approximately 12 vehicles, together with service area to rear of site.
- The unit is a modern steel portal frame building with aluminium framed double glazed shop front. Internally the sales area is fitted and ready for trading. Finishes include tiled floor, combination of plastered and painted walls/feature red facing brick and suspended ceiling with recessed lighting and ceiling mounted heating/air con units.
- There is storage to the rear of the unit, together with two separate first floor stores.



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ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Sales Area	623	6,697
	Stores	48	516
First Floor	Store 1	362	3,892
	Store 2	106	1,140
Total Gross Internal Area		1,139	12,245

LEASE DETAILS

Term: Negotiable, subject to a minimum of 5 years.
Rent Reviews: Upwards only every 5 years.
Rent: £75,000 per annum, exclusive
Repairs & Insurance: Tenant responsible for all repairs and reimbursement of the building insurance premium to the Landlord.

RATES INFORMATION

NAV £27,000
Rate in the £ 2026/27 0.62419
Rates payable 2026/27 = £16,853.13
Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoing and rentals are exclusive of but may be liable for Value Added Tax.



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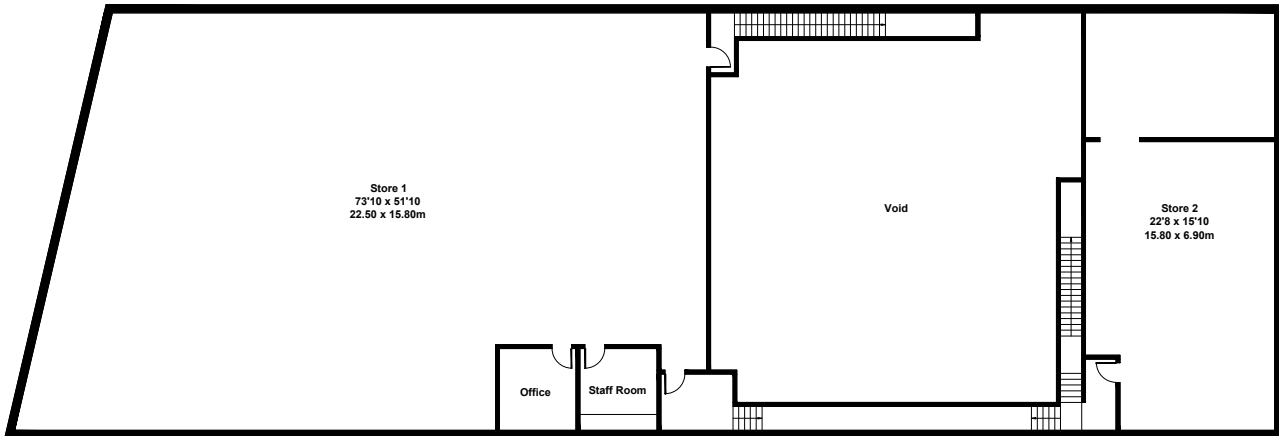
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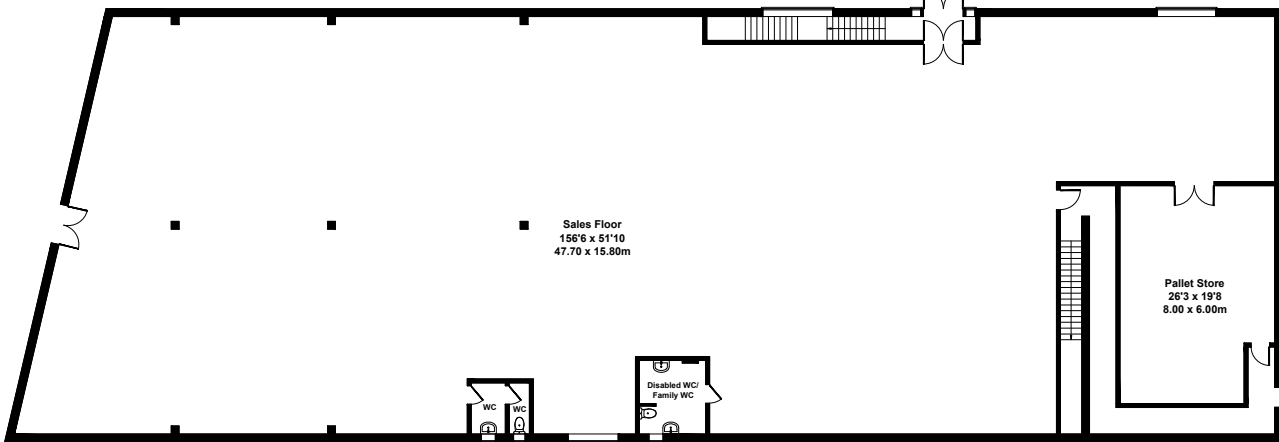
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FLOOR PLANS



FIRST FLOOR



GROUND FLOOR

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