

# FOR SALE



**48 UNION STREET,  
BALLYMONEY, BT53 6HT**

(028) 7034 4433

[WWW.PHILIPTWEEDIE.COM](http://WWW.PHILIPTWEEDIE.COM)

## LOCATION / DESCRIPTION

- End terrace property in commercial use as a Photography Studio and with extensive shed/storage space to rear.
- Potential for development extension or conversion to residential use - subject to Planning Permission.
- Well located in this popular area of Ballymoney with ease of access to retail, leisure and train station.
- Excellent opportunity for commercial owner occupier or for small builder/investor.



## ACCOMMODATION

<u>Ground Floor</u>	SQ M	SQ FT
Open plan Office/Reception	28	287
Storage / Prep Room	9	99
Former Dark Room	5.58	60
<u>First Floor</u>		
Office	28.6	307
Store	3.6	39
Toilet, comprising low flush wc & wash hand basin.		
Rear Storage Areas	93	1,000

## NAV

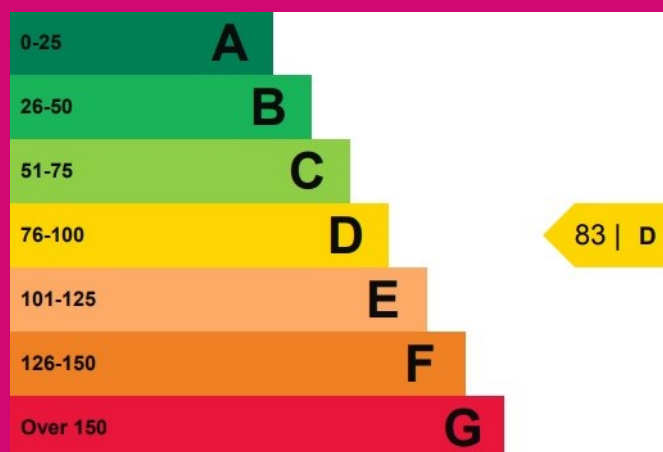
**£3,000 - Shown as studio and stores**

## SALES DETAILS

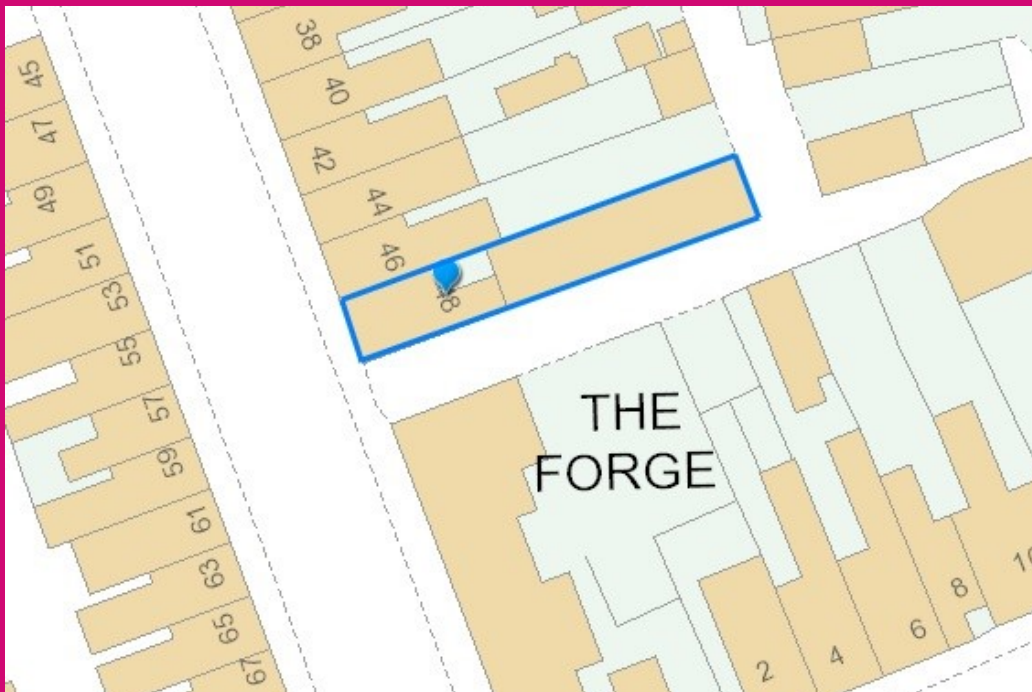
**Title: Freehold - to be confirmed by vendors solicitor**

**Price: Offers over £64,950**

**Viewing: By appointment with Agent**



Regulated by RICS



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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