

**OK
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TO LET

**2 CASTLE STREET,
GLENARM,
BALLYMENA, BT44 0AT**

Ground floor unit suitable for retail or café use.



LOCATION / DESCRIPTION

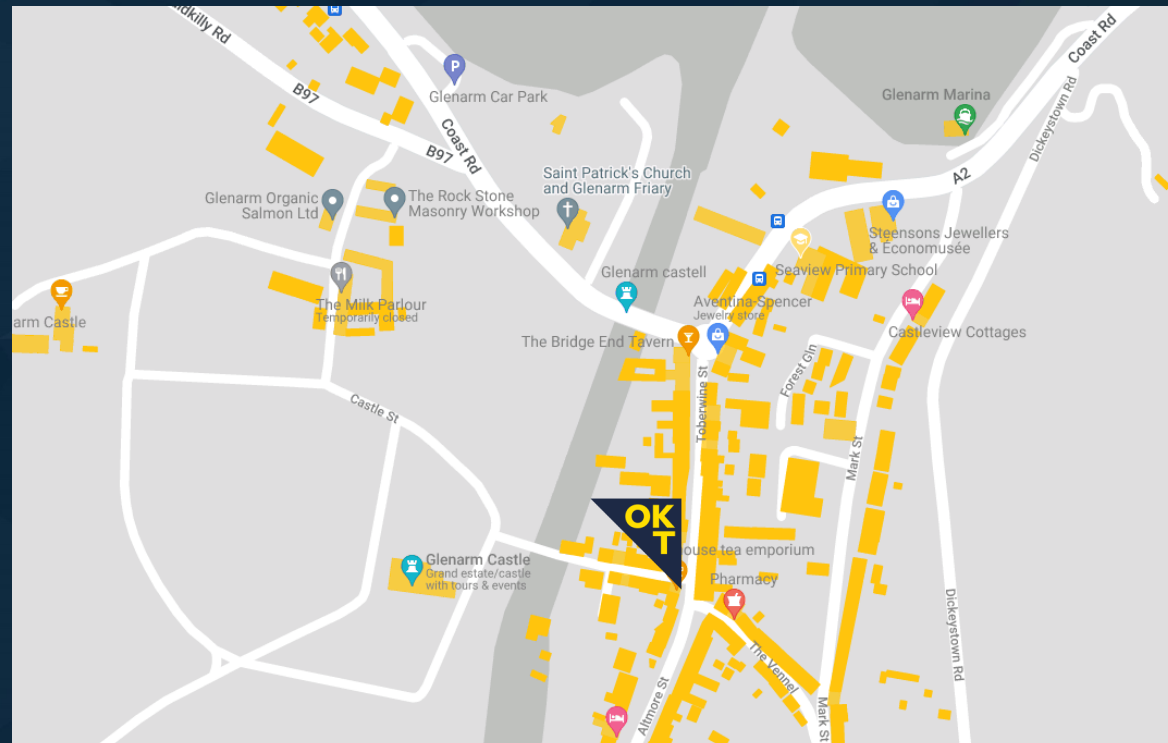
Glenarm is a coastal village c.10 miles north of Larne or 18 miles north east of Ballymena, at the very heart of the iconic Glens of Antrim / Causeway Coastal Route. The village is a conservation area steeped in history dating back to Norman times, with every street and building having a story to tell. The subject occupies a prominent corner site at the crossroads of the four main streets in the centre of Glenarm.

Glenarm Forest popular for walking and cycling and the Marina are both located within a few minutes walk away. The property itself is located on Castle Street leading to the Barbican Gate which is a side entrance to Glenarm Castle and Gardens, which welcomes many local visitors and tourists daily and host a number of events throughout the year attracting thousands of additional visitors to the area.

The property is a former public house dating back to c.1820s. In 2015 it was extensively renovated, whilst retaining many period features. It was then run as a micro-bakery/artisan food & craft shop; since 2020 it has been a tea shop.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Retail Area	29.6	319
Coffee Bar	21.6	233
Stockroom	9.5	102
Kitchen	12.1	130
TOTAL ACCOMMODATION	72.8	784



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 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.



LEASE DETAILS

RENT: £4,500 per annum
 TERM: From 3 years
 REPAIRS / INSURANCE: Tenant to maintain the property and reimburse landlord for building insurance premium annually.
 VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

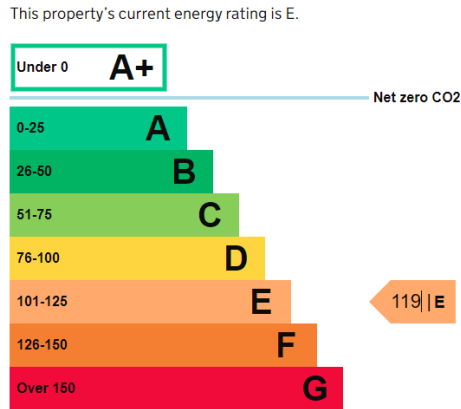
NAV (RATES PAYABLE)

NAV: £2,000

Estimated rates payable in accordance with LPS Website: £1,241 per annum

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.