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FOR IDENTIFICATION PURPOSES ONLY

FOR SALE

10 Market Street (off Moyle Rd), Ballycastle BT54 6DP

Former Scout Hall / Church located on prominent corner setting. Ideal for offices, gallery, café etc (Subject to planning)

LOCATION

Ballycastle is a popular seaside town on the North Antrim Coast which has once again been named the Best Place To Live in Northern Ireland by The Sunday Times. The town lies within the Antrim Coast and Glens Area of Outstanding Natural Beauty with easy access to the varied attractions of the Glens of Antrim and Causeway Coast. It is well established as a good commuter town and a strong tourist destination with a good range of retail, leisure and recreational facilities.

The Hall has the benefit of dual frontage onto Market Street with access off Moyle Road on this prominent corner site. It has the additional benefit of very central placement only a short walking distance of town Centre shopping at The Diamond with Co-Op, The Original Factory Shop and two convenience stores all nearby.

All local amenities are located within close proximity to include all town centre facilities, St Patrick's and St Brigid's church, St Patrick's and St Brigid's Primary School, Ballycastle High School and Cross and Passion College.

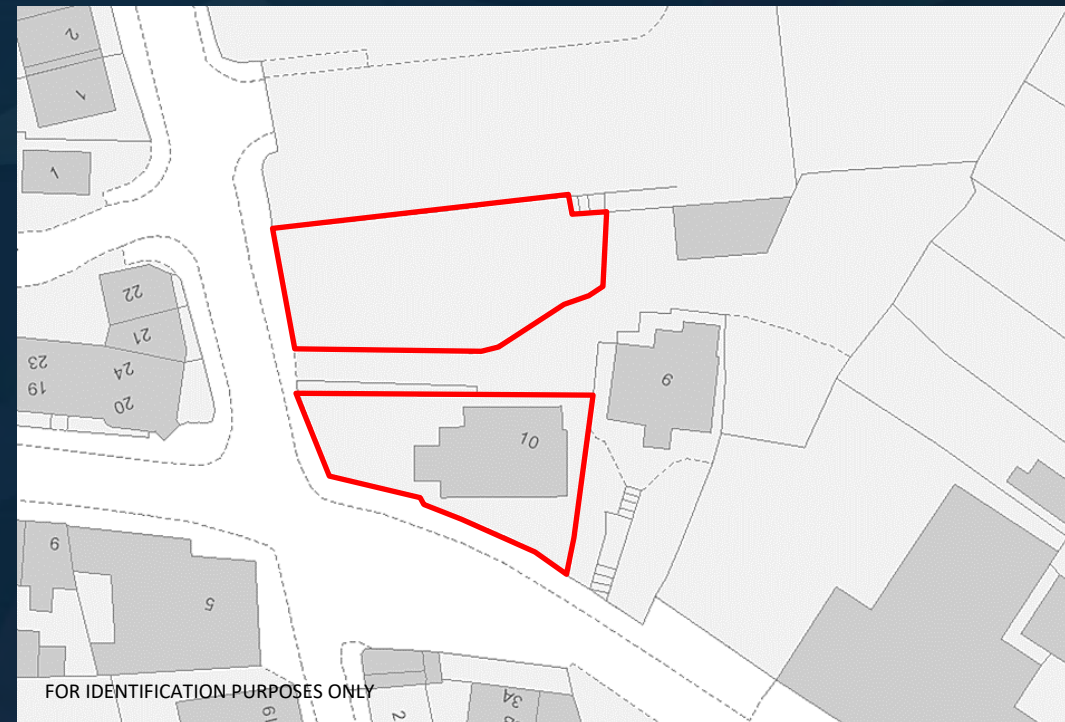
PROPERTY SUMMARY

- Centrally located within a self contained corner holding with additional parking area a few metres along Moyle Road with development potential (Subject to planning)
- The Hall has endless potential for continuing community use with obvious possibility of commercial use too e.g. Gallery, studio, showroom, office etc. (Subject to planning)
- The property internally provides the open hall, small stage and kitchen and toilet facilities.

DESCRIPTION

The hall is within the central area of Ballycastle as described is a familiar landmark corner property that has been the focal point of this junction for several generations now just off the historic Diamond. The current accommodation configuration can obviously be amended to suit the range of possible uses going forward with ease and really creates opportunity for clever design to make the most of all that internal space that's currently there as a blank canvas really for change in the future to suit the incoming users purposes.

Externally the immediate parking areas and additional space adjacent allow the property to again be used for a wider range of uses than would be possible for a more central main street facing opportunity. Viewing is encouraged to ensure that you can appreciate the full potential of the property.



ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Entrance Porch	C. 7.4 sq m	79 sq ft
Hall	C. 100.1 sq m	1,077 sq ft
Kitchen Area / Store Room	C. 21 sq m	226 sq ft
Ladies and Gents WCs		
TOTAL ACCOMMODATION	C. 128.5 sq m	1,382 sq ft
Additional parking Area (Potential Site)	C. 550 sq m	5,918 sq ft

SALES DETAILS

PRICE: Offers around £175,000
 TITLE: Assumed freehold
 VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

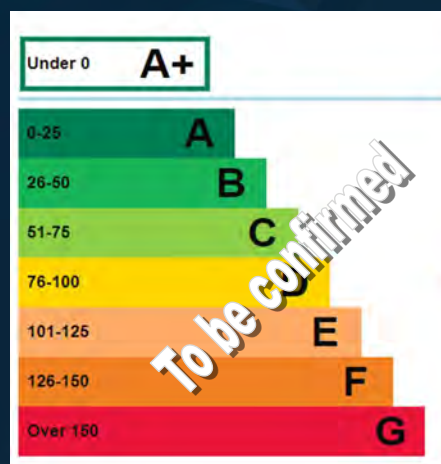
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £6,650.00

Estimated rates payable to be confirmed.

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



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/uksl/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.

FILE REF C4182



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FURTHER INFORMATION

For further information / viewing arrangements please contact:

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