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## 'Craigs' 57 Castle Street, Ballycastle, BT54 6AS

Central Commercial premises with room for a variety of business users or fresh direction - extends to c. 296.0 m<sup>2</sup>



# 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 in the centre of the A2 Causeway Coast tourist drive route with all the attractions of the Glens of Antrim to the south and the Causeway Coast to the west. It is well established as a good commuter town and a strong tourist destination in its own right with a good range of cafes, shops and other notable leisure and amenity facilities.

# DESCRIPTION

The property now available for purchase is very central, dating back to the earliest formation of the town centre as a destination for trade as a regional hub, specifically in this case of this property c. 1785 to 1795 in all likelihood. As such the townscape is very appealing and the property itself none less so.

The internal layout is now comprised of a sizeable shop with former house to the right (now converted to retail and offices use) The rear yard has a modern garage and upper floor commercial space that could be easily converted to residential use if desired of course or the whole entirely expanded into a larger commercial unit in its entirety with partial redevelopment (Subject to planning)

Other existing trade within the town now includes multiples such as Co-op, Spar, and The Original Factory Shop and a range of strong independents including McListers, Ursa Minor and other local cafes, garden centres, pubs, gift shops and restaurants. It has a real feel of community and uniqueness that is surely part of its attraction and charm.

| DESCRIPTION                | AREA (SQ M)       |
|----------------------------|-------------------|
| <b>GROUND FLOOR</b>        |                   |
| Main Shop                  | 152.6 sq m        |
| Kitchen                    | 10.5 sq m         |
| Garage / Store             | 8.5 sq m          |
| Rear Store                 | 26.5 sq m         |
| <b>FIRST FLOOR</b>         |                   |
| Sales Area                 | 46.8 sq m         |
| Office / Stores            | 51.2 sq m         |
| <b>TOTAL ACCOMMODATION</b> | <b>296.1 sq m</b> |

## 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/uk/si/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.

REF: C4801



FOR IDENTIFICATION  
PURPOSES ONLY



# SALES DETAILS

PRICE: Offers considered over £145,000  
 TITLE: Assumed freehold  
 NOTE: There is still opportunity to bid an additional premium sum to secure the painting and decorating business and remaining paint / general supplies to hand

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.

## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

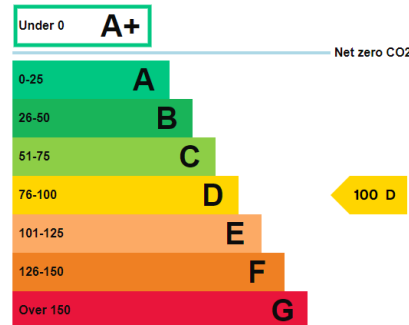
## NAV (RATES PAYABLE)

NAV: £5,200

Estimated rates payable in accordance with LPS Website: £3,893.46

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

This property's energy rating is D.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

### O'CONNOR KENNEDY TURTLE

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 | Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 okt.co.uk

**HENRY TAGGART**

**07989 552 758**

henry.taggart@okt.co.uk

**SHAUNA BROLLY**

**028 7034 4244**

Shauna.brolly@okt.co.uk



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