

An aerial photograph of a coastal town, likely Ballymena, showing a dense cluster of buildings with grey roofs. A prominent yellow house with green trim and a balcony is highlighted with a thick yellow outline. The house is situated on a street that runs parallel to the coast. In the background, the sea is visible, along with a harbor area and a white building. A yellow triangle in the top right corner contains the text 'OK T'.

OK
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FOR SALE

Waterfall Bar, 1 High Street, Carnlough, Ballymena, BT44 0EP

Long Established Public House with 1st & 2nd Floor Residential Accommodation Suitable for Airbnb on Refurbishment and Adjoining Site of c. 83 sq m with Consent for 2 no. Apartments.

LOCATION

Carnlough is a charming coastal village in the heart of the Glens of Antrim, a designated area of outstanding natural beauty. It sits at the foot of Glencloy, the second of nine Glens.

The property is positioned on the iconic Causeway Coastal Route, about an hour from two of Ireland's main tourist attractions, the UNESCO Giant's Causeway and Belfast's Titanic Museum.

Carnlough is also about an hour from Royal Portrush Golf Club and only 30 minutes from Galgorm Castle Golf Club.

The property is in close proximity to the picturesque harbour which is the focal point of the village and which in recent years was one of the locations used in Game of Thrones.

The area's treasure trove of natural beauty includes the Cranny Falls waterfall and Carnlough beach, both within walking distance of the Hotel.



C. 34
MILES
TO
BELFAST

C. 46
MILES
TO
GIANTS
CAUSEWAY



C. 60 MINS DRIVE TO
ROYAL PORTRUSH
GOLF CLUB

C. 30 MINS DRIVE TO
GALGORM CASTLE
GOLF CLUB



C. 50 MINS DRIVE TO
BELFAST INTERNATIONAL
AIRPORT AND BELFAST
CITY AIRPORT

DESCRIPTION

The property is currently trading as The Waterfall Bar and includes 1st & 2nd floor living accommodation in need of refurbishment / modernisation.

The ground floor comprises two bar areas, pool room and a first floor beer garden.

The living accommodation comprises 3 bedrooms, living room, kitchen, bathroom and store which has potential for Airbnb use on refurbishment.

The adjoining site of c. 83 sq m is used for car parking / bin storage but has planning consent for a 2 storey building to accommodate a 1 bed and a 2 bed apartment. Planning Ref: L/2007/0215/F

ACCOMMODATION

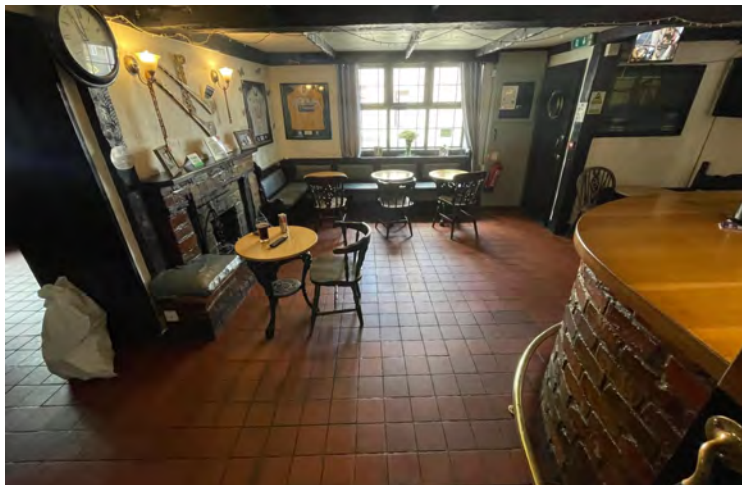
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Front Bar	c. 27 sq m	c. 291 sq ft
Lounge Bar	c. 107 sq m	c. 1,152 sq ft
Pool Room	c. 20 sq m	c. 219 sq ft
Store	c. 18 sq m	c. 196 sq ft
Ladies & Gents WC's		
FIRST FLOOR - Beer garden with seating for c. 20 people		
Store	c. 30 sq m	c. 323 sq ft
Bedroom	c. 8 sq m	c. 85 sq ft
Living Room	c. 24 sq m	c. 254 sq ft
Kitchen	c. 16 sq m	c. 143 sq ft
Bathroom (WC, WHB & Electric Shower)	c. 5 sq m	c. 49 sq ft
SECOND FLOOR		
Bedroom	c. 18 sq m	c. 191 sq ft
Bedroom	c. 10 sq m	c. 108 sq ft
Store	c. 2 sq m	c. 23 sq ft

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.

REF: 9924





Waterfall Bar, 1 High Street, Carnlough



SALES DETAILS

PRICE: £265,000
TITLE: Assumed freehold

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

VAT

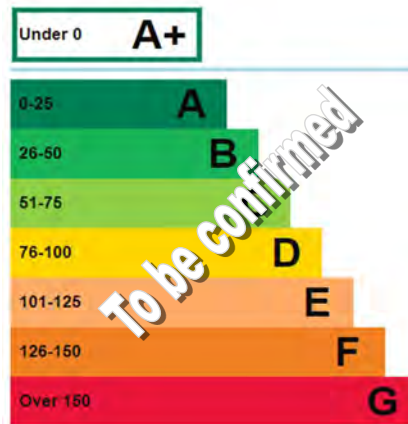
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £65,000 (Domestic) £4,800 (Commercial)

Estimated rates payable in accordance with LPS Website:
£3,899.50

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE

iain.mccabe@okt.co.uk

O'CONNOR KENNEDY TURTLE

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

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