



## 76A, 76B and 76C Main Street

Cullybackey, Ballymena, BT42 1BW

Offers Over £180,000



Edmondson Estates are delighted to bring to market this mix use portfolio of 2no. ground floor retail units and 1no. well presented first floor two bedroom apartment located within the very centre of Cullybackey village.

The units have ample free parking to the front. Serviced by OFCH. Hardwood double glazing. There maybe opportunity (subject to obtaining all relevant statutory consents) of converting the retail units into residential accommodation.

Please note all viewing are strictly by prior appointment through Edmondson Estates.

For further information please contact Scott Edmondson of Edmondson Estates on 028 256 55733 or email [hello@edmondsonestates.co.uk](mailto:hello@edmondsonestates.co.uk)



### 76A Main Street - Ground Floor Retail Unit

Hair Instyle. Currently occupied by well established hairdressing business.

### Retail Area 15'9" x 16'3" (4.81 x 4.97)

Customer reception seating area. Customer Pay Point. 2no, wash basins. Mirrored Dressing Out Unit.

### Back Hall 5'9" x 3'10" (1.76 x 1.19)

Back door.

### WC 3'8" x 5'10" (1.13 x 1.78)

WC and WHB.

### Tea Prep / Colour Store 8'9" x 7'4" (2.67 x 2.25)

Low level unit. Stainless steel sink. Plumbed for washing machine.

### 76B Main Street - Ground Floor Retail Unit

Formerly Maine Angling, Currently Vacant (Feb 2025)

Retail Area: 200 sqft / 19 sqm

Tea Prep Area with low level units and stainless steel sink.

Separate WC and WHB

Store cupboard

Front Roller Door, to give extra security.

Back door to fully enclosed shred rear yard, pedestrian access only.

### 76C Main Street - First Floor Apartment

Currently Tenanted.

### Landing

### Hallway

Access hatch to lofted loft.

### Bedroom 1 - Front 9'10" x 11'5" (3 x 3.48)

Fitted Sliderobes.

### Bathroom 5'9" x 7'1" (1.77 x 2.17)

Bath with shower over. WC and WHB.

### Bedroom 2 - Rear 10'6" x 10'2" (3.22 x 3.10)

### Living Room 11'5" x 14'8" (3.49 x 4.48)

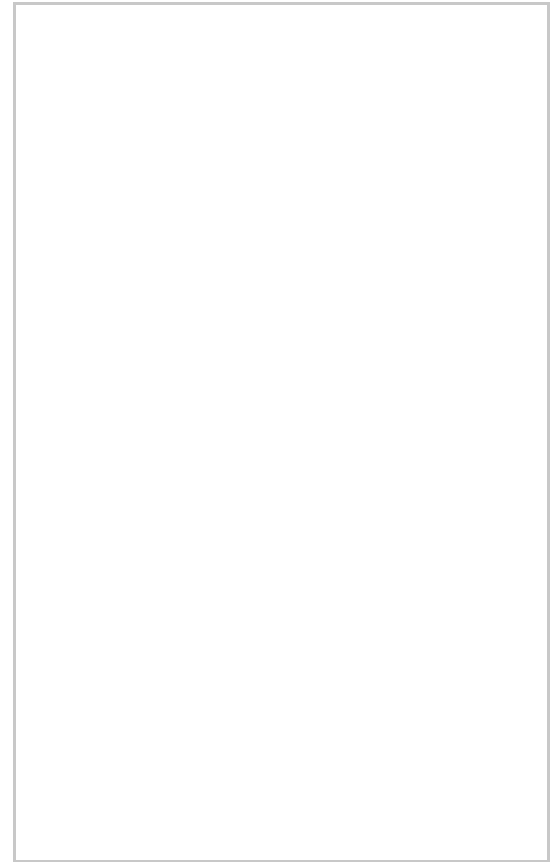
### Kitchen / Dining 13'9" x 10'5" (4.2 x 3.18)

High and low level units, Stainless steel sink. Plumbed for washing machine. Space for cooker. Space for large dining table. Store cupboard.


## Area Map



## Floor Plans



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC 

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