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FOR SALE

58 Coolkeeran Road, Magherahoney, Armoy, BT53 8XN

Highly visible Commercial Block and Forecourt extending to c. 2,688 sq ft (Residential Conversion potential subject to Planning)

LOCATION

Magherahoney is situated approximately 8 miles east of Ballymoney and a similar distance south of Ballycastle with a rural hither land of considerable size on every side.

The property itself is situated on the Coolkeeran Road, close by to Loughguille and Armoy villages and a short distance from The Scenic Inn. The property benefits from good visibility to and from the Road fronting onto one of the main traffic routes over the Glens to Cushendun at this point.

DESCRIPTION

As a commercial block there is well apportioned accommodation over ground and first floor with good off road parking. This former convenience store / café is ideal for renewed use or equally suited for conversion to residential. An architect advises that the building could be reconfigured to provide c. 4 apartments with appropriate expenditure, which would make a good residential investment (subject to planning)

The current configuration provided potential for easy ground floor and first floor separation with minor modifications. Formerly in use as a convenience store for many years until the owners retired its also ideal for continuing commercial use or perhaps as a farm shop, restaurant or café with modification subject to planning as needed.

Available immediately for viewing as the property is currently vacant.

DESCRIPTION

AREA (M²)

AREA (SQ FT)

Ground Floor	125.8	1,354
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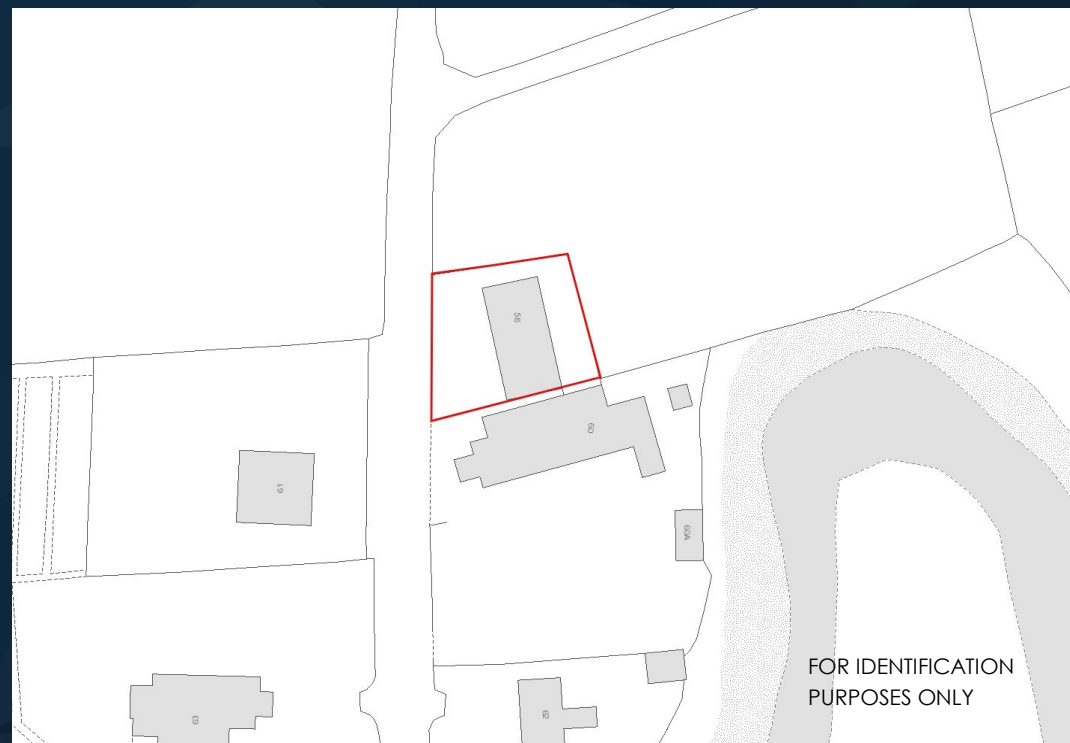
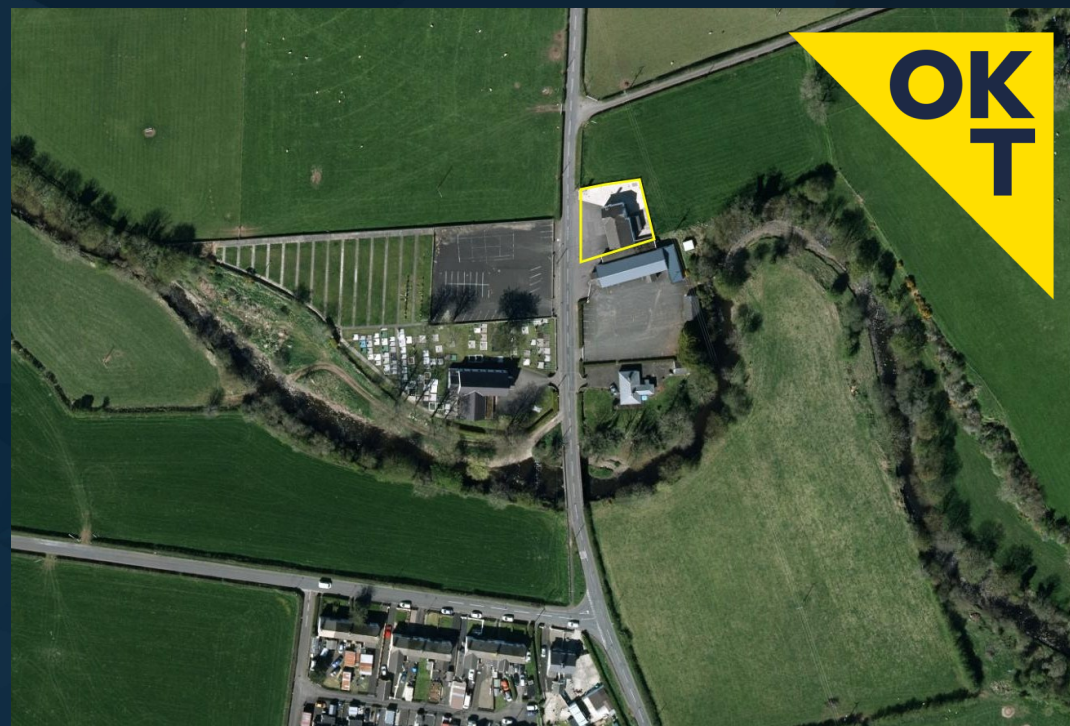
First Floor	124.0	1334
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TOTAL ACCOMMODATION	249.80	2,688
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Customer Due Diligence:

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.

REF: C3437





SALES DETAILS

PRICE: Offers over £200,000
TITLE: Freehold

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)

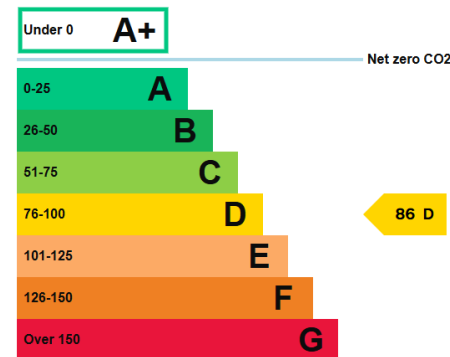
NAV: £6,800

Estimated rates payable in accordance with LPS
Website: £3,982

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

All prospective 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:

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are 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.

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