


# FOR SALE

On the instructions of

Causeway Coast & Glens Borough Council

# Former Bay Café & Arcade, 25 & 26 Bayview Road, Ballycastle, Co Antrim, BT54 6BT

**Seafront Café approved Refurbishment / Redevelopment Opportunity with views over the North Atlantic & Fairhead**

# LOCATION

The property occupies a prominent roadside position on Bayview Road, Ballycastle, within an established coastal setting at the heart of Ballycastle's Promenade area. Ballycastle provides a wide range of local amenities, including shops, cafés, restaurants and leisure facilities, while the surrounding area benefits from its attractive Causeway Coast setting and proximity to the seafront & Harbour. The property is well positioned to benefit from the both the local market & the seasonal influx of tourism footfall to the town and the wider Causeway Coast and Glens area, with the A2 route going through the town on its way from the Glens of Antrim through to the Giants Causeway.

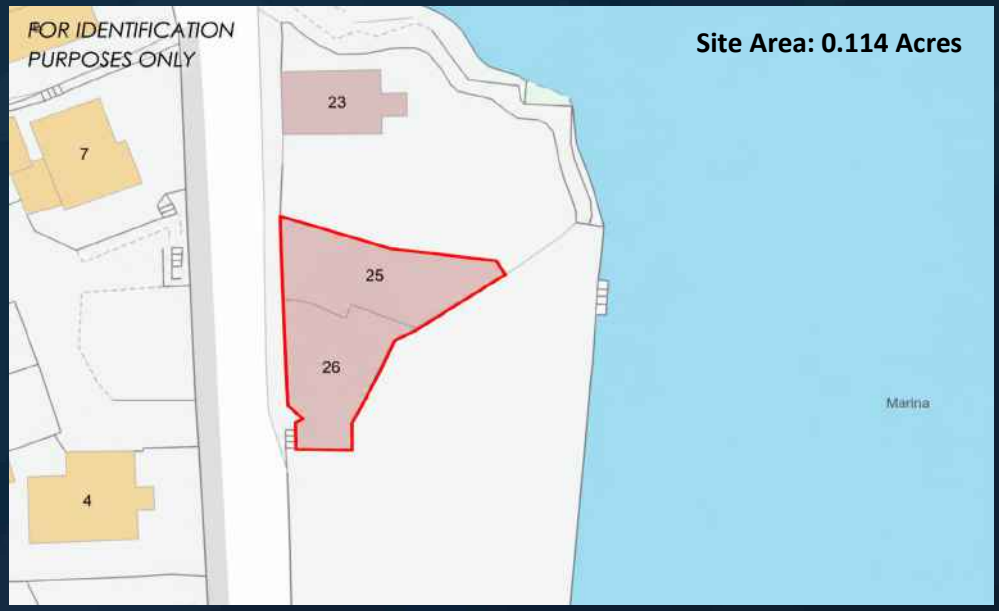
# DESCRIPTION

The subject comprises a sea facing café and arcade (retail) units both vacant and suitable for new business or tenants. They occupy a prominent position overlooking the marina, with excellent views across the sea towards Rathlin Island and the surrounding coastline. The property offered in its entirety as a preference , potentially could be split to a more affordable but less adaptable building only option. The entire holding to include the portion of the car park is suitable for dedicated parking or potential expansion (subject to planning). The overall site presents an excellent refurbishment / redevelopment opportunity, with potential for a range of alternative uses, subject to the necessary planning consents.

# ACCOMMODATION

| DESCRIPTION | M² | SQ FT |
|---|---|---|
| **Unit 1 (No. 26)** | | |
| **Café** | 92.2 | 992 |
| **Kitchen** | 44.6 | 480 |
| **Unit 2 (No. 25)** | | |
| **Retail Area** | 182.1 | 1,960 |
| **TOTAL** | **318.9 m²** | **3,432 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/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: C5150-4


THE BAY CAFE








RATHLIN SOUND



# SALE DETAILS

PRICE : Offers around £500,000

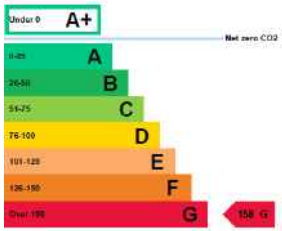
TITLE: Assumed Freehold Title

**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. The vendor is not obliged to accept the highest or any offer for the property .**

# VAT

We have assumed VAT may be chargeable on sales figures

This property's energy rating is G.

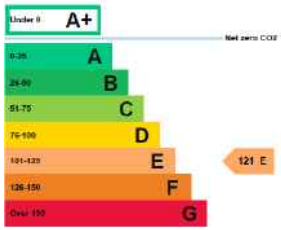



# NAV (RATES PAYABLE)

Café NAV : £7,150

Amusements NAV: £5,150

This property's energy rating is E.




Estimated rates payable in accordance with LPS Website: £7,678 all in in the current year.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:


**HENRY TAGGART**
**07989 552758**
henry.taggart@okt.co.uk

**ANTON MCINTYRE**
**07885 524358**
anton.mcintyre@okt.co.uk

**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



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.