



OKT
O'CONNOR KENNEDY TURTLE

FOR SALE / TO LET

Price Now Reduced

Town Centre Restaurant with Take Away Facility

3-7 Charles Street, Ballymoney, BT53 6DX

LOCATION / DESCRIPTION

The subject is situated prominently on Charles Street in the town centre of Ballymoney which has a district population of c. 26,000 people and is 21 miles north of Ballymena and 9 miles south east of Coleraine.

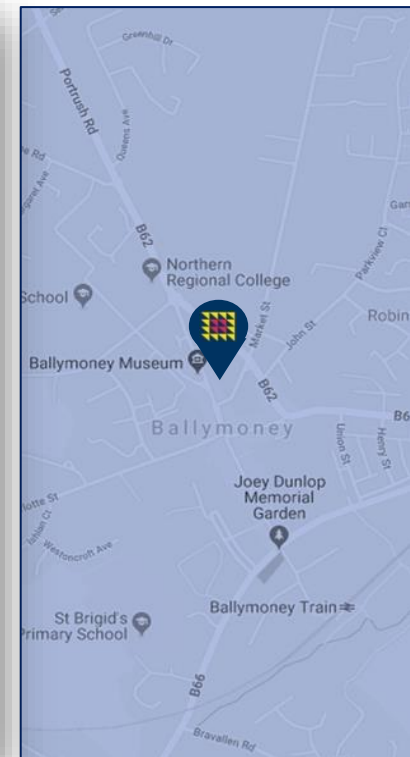
Restaurant / Take Away Element : This part of the premises is now ready for fresh direction from a new owner occupier or incoming tenant. The restaurant benefits from a Take Away and public seating area fronting the kitchen with preparation / storage rooms at the rear and 1st floor level with customer toilets.

Two Houses : No. 5 Charles Street and No 7 Charles Street are two mid terrace houses very centrally situated in Ballymoney. They are in need of refurbishment prior to forward resale or letting but all very doable works- ideal for someone with knowledge in the building trades.



ACCOMMODATION

No. 3 (RESTAURANT)	m ²	sq ft
Ground Floor		
SEATING AREA	138.8	1,495
TAKE AWAY	6.5	70
DRINKS SERVERY	8.4	90
KITCHEN	32.5	350
First Floor		
WINE STORE	13.9	150
DRY GOODS STORE	11.1	120
STAFF WC X 2	-	-
CUSTOMER WC X2	-	-
TOTAL	211.2	2,275



ACCOMMODATION Ctd.

No.5 (House)	m ²	sq ft
Ground Floor		
LOUNGE/STORE	12 .0	130
KITCHEN/STORE	10.8	116
UTILITY/STORE	10.6	114
COVERED YARD	.11.5	124
First Floor		
BEDROOM (1)	9.3	100
BEDROOM (2)	11.1	120
BEDROOM (3)	6.9	74
BATHROOM	-	-
ATTIC		
BEDROOM	15.8	170
TOTAL	88 .1	948

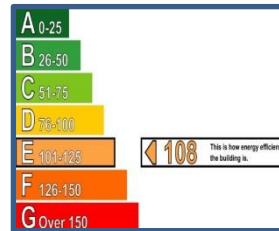
No. 7 (House)	m ²	sq ft
GROUND FLOOR		
LOUNGE	9.3	100
KITCHEN	11.4	123
UTILITY	4.6	50
FIRST FLOOR		
BEDROOM (1)	13.5	145
BEDROOM (2)	9.4	101
TOTAL	48.2	519

RATEABLE VALUES

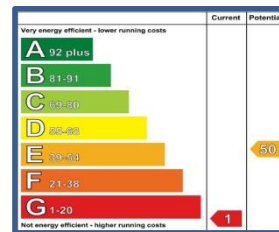
No. 3	NAV	£3,900 PA
No. 3	Capital Value	£36,000
No. 5	Capital Value	£65,000
No. 7	Capital Value	£65,000

EPC's

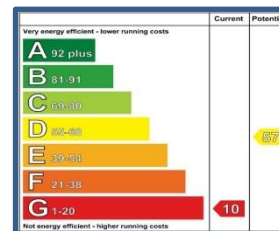
No. 3



No. 5



No. 7



SALES DETAILS

TITLE: Assumed Long leasehold / freehold

PRICE : Offers Over £160,000 For The Entirety

LETTING DETAILS

RENT: £15,000 Per Annum > **£12,000 per annum**

* Restaurant Only – houses not included **although one house may be annexed for restaurant extension for £2,500 per annum**

TERM: Negotiable from 3 years

REPAIR: Tenant to maintain and repair the shop internally and externally.
Tenant also to contribute to Building insurance payment.

VAT

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

FURTHER DETAILS



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