



# PAUL ROBINSON MORTGAGES

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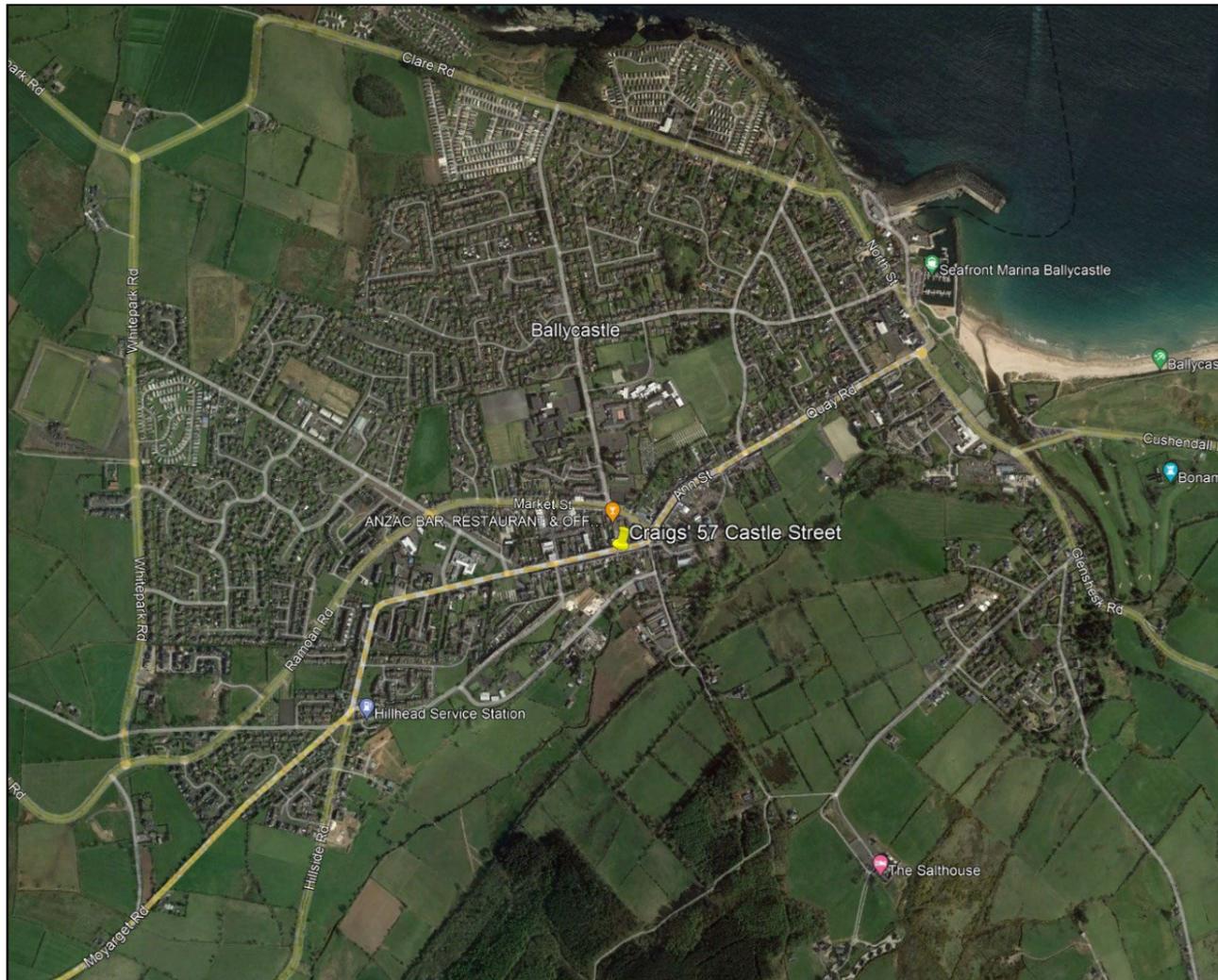
To arrange an initial appointment please contact:  
**ARMSTRONG GORDON**

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170

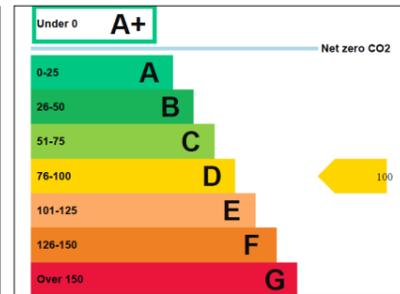
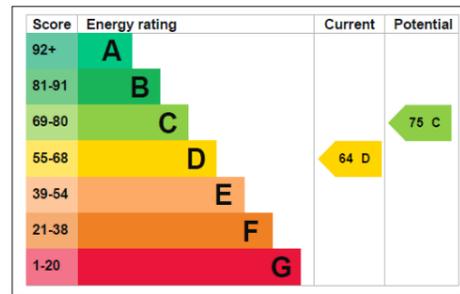


# ARMSTRONG GORDON



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## BALLYCASTLE

'Craigs Décor Centre'  
& apartment above  
57 Castle Street  
BT54 6AS  
Offers Over £195,000

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028 7083 2000  
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Craigs Decor shop in Ballycastle presents a unique investment opportunity, offering not only the business itself but also the apartment and rear outhouses included in the sale. This strategic inclusion enhances the potential for development and expansion, making it an ideal proposition for those seeking both a thriving business and the prospect of further investment in a prime location. Don't miss the chance to explore the possibilities that this combined business and development opportunity can offer.

From Ballycastle harbour, travel past the Marine Hotel and turn immediately right onto Quay Road. Proceed through Ann Street which will follow onto Castle Street. No 57 will be located on your right hand side.

#### ACCOMMODATION COMPRISES:

##### GROUND FLOOR:

###### Main Shop:

Subdivided into three areas: 14'9 x 24'6, 38'10 x 13'0, 45'0 x 13'1



##### FIRST FLOOR APARTMENT:

###### Living Room:

Currently used as part of the shop. 14'2 X 11'7

###### Kitchen: 13'3 x 10'10

With stainless steel sink unit, low level units and plumbed for automatic washing machine.

###### Utility/Store:

###### Landing:

With storage cupboard.

###### Bedroom 1:

14'4 x 10'11

###### Bedroom 2:

14'6 X 10'10

###### Bedroom 3:

12'5 x 11'10

###### Bathroom:

10'8 x 8'10

##### EXTERIOR FEATURES:

Outside to rear there is an extensive yard with vehicular right of way to side. Store room with PVC roller door 12'3 x 7'10. Ground floor store room 17'0 x 7'9 with right of way to rear.

Upstairs commercial store 1: 17'10 x 16'10 and store 2: 16'5 x 13'3

##### SPECIAL FEATURES:

- \*\* Oil Fired Central Heating In Shop, House & Outhouses
- \*\* PVC Double Glazed Windows & Doors
- \*\* Business & Stock Can Be Sold On An 'On-going Concern' Basis (If Purchasing As A Business)
- \*\* Former Rear Out Houses Included In Sale
- \*\* Property Offers Development/Investment Potential Subject To Necessary Consents
- \*\* Prime Town Centre Location

##### TENURE:

Fee Farm Grant (Freehold)

##### CAPITAL VALUE:

£52,000 (Rates: £483.86 p/a approx.) First floor apartment

##### NAV:

£6,650.00 (Rates: £3,692.91 p/a approx.) Ground floor shop premises



# ACEmap® Single

Printed: 28/09/2017 Customer Ref: mc1369/14

Centre Point (Easting, Northing): 311424, 440690

84 CASTLE STREET, TOWN PARKS, BALLYCASTLE, BT54 6AR, 185561803

Scale: 1:1,250

Order no. ORD45613

Plan No. 00812NW2

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