



**Brian
Todd**
co.uk

11 Marine Road, Carnlough, Ballymena, BT44 0HE

Guide Price £275,000

FEATURES

- **MIXED USE BUSINESS / RESIDENTIAL PROPERTY**
- **LPG GAS HEATING**
- **UPVC DOUBLE GLAZING**
- **GROUND FLOOR HOT FOOD BUSINESS**
- **SELF CONTAINED APARTMENT TO FIRST FLOOR**
- **TWO RECEPTION ROOMS**
- **FITTED KITCHEN**
- **FAMILY BATHROOM - MODERN WHITE SUITE**
- **FIVE BEDROOMS**
- **SHOWER ROOM**
- **STORAGE ROOM TO SECOND FLOOR**
- **PROMINENT SEAFRONT LOCATION**
- **EXCELLENT INVESTMENT OPPORTUNITY**

For sale by Brian A Todd & Co Ltd via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com.

Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Occupying a prominent seafront position, along this famous stretch of the famous Antrim Coast Road, in the picturesque seaside village of Carnlough, it is a pleasure to bring to market, this most interesting property for sale.

Comprising of a ground floor hot food business, the property has a first floor, self contained apartment, which extends to include two reception rooms, fitted kitchen, bathroom with modern white suite, five bedrooms and shower room, and, to the second floor a useful storage room.

This property has great potential for investment purposes or as a business/home establishment.

All details and enquiries can be obtained from the relevant Agents.

THE PROPERTY COMPRISES:

Ground Floor

HOT FOOD BUSINESS: Comprising of a cafe, working kitchen, preparation, storage areas and W.C.

First Floor

APARTMENT:

LOUNGE: A spacious living area with laminate wood flooring. Delightful views to the coast.

DINING ROOM:

KITCHEN: Incorporating a range of fitted upper and lower level units. Integrated extractor fan and space for cooker. Part wall tiling.

BEDROOM (1): Laminate wood flooring.

BEDROOM (2):

BEDROOM (3):

BATHROOM: Modern white bathroom suite incorporating W.C., pedestal wash hand basin and panelled bath. Separate shower cubicle. Part wall tiling.

BEDROOM (4): Laminate wood flooring. Views to the coast.

BEDROOM (5):

SHOWER ROOM: Incorporating W.C., vanity wash hand basin and separate shower cubicle.

Second Floor

STORAGE:

Auctioneers Comments:

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00.

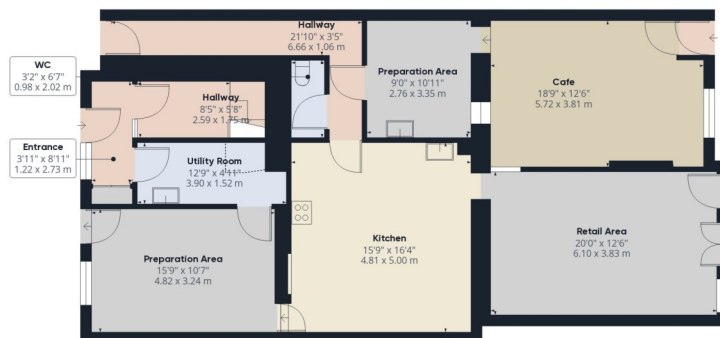
In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale price including VAT, subject to a minimum of £2,400.00 including VAT for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

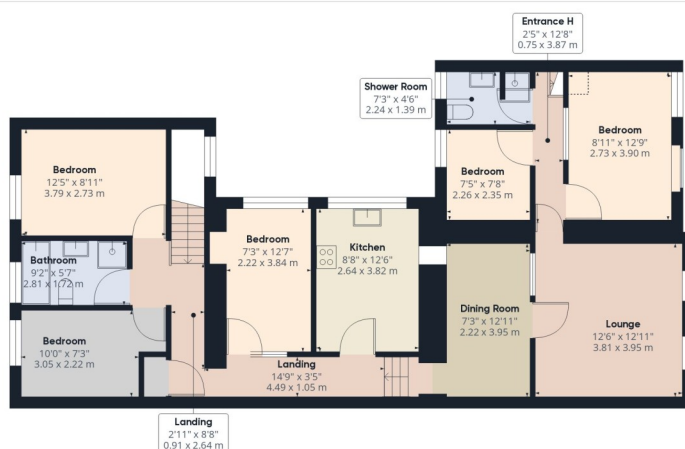
Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.





Floor 0



Floor 1

Approximate total area¹

2381.08 ft²
221.21 m²

Reduced headroom

11.84 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	63 D
39-54	E		
21-38	F		
1-20	G		



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propertymark

These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst due care and diligence is taken in compiling this information, we can give no guarantee as to the accuracy thereof and enquirers are recommended to make further enquiries which they think necessary. Neither the vendor, Brian A. Todd & Co., nor any person employed by Brian A. Todd & Co. has any authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are given in feet and inches and are approximate. We have not tested nor inspected any appliances, services or fixtures and fittings in relation to this property.