

FOR SALE

FANTASTIC HOLIDAY & RESIDENTIAL INVESTMENT OPPORTUNITY

SOUTH HILL HOUSE, 8 QUAY ROAD, BALLYCASTLE, ANTRIM, BT54 6BH

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**FRAZER
KIDD**



SOUTH HILL HOUSE,
8 QUAY ROAD, BALLYCASTLE,
ANTRIM, BT54 6BH

SUMMARY

- Fantastic holiday & residential investment opportunity set back from the Quay Road on an elevated site with uninterpreted mountain views comprising two x 3-bedroom apartments and three x 1-bedroom apartments currently producing a total net income in the region of £47,600 per annum.
- Located in Ballycastle, a small seaside town voted the best place to live in Northern Ireland in the Sunday Times Best Places to Live 2020 list.
- Situated on Quay Road, a short 5-minute walk to Ballycastle Strand Beach and Harbour.
- The two x 3 bed apartments (Sea Breeze & Beachcomber) are certified tourist establishments from Tourism Northern Ireland with full planning permission and are currently producing a net income in the region of £35,000 per annum.
- The three x 1 bed apartments are let on short term agreements producing a total net income in the region of £12,600 per annum.
- Fantastic location situated close to Ballycastle and Royal Portrush Golf Clubs, Rathlin Island, Carrick-a-Rede Rope Bridge, The Dark Hedges, Old Bushmills Distillery, Giant's Causeway and Kinbane Castle.



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LOCATION

Ballycastle is a small seaside town located approximately 19 miles east of Coleraine and 47 miles north of Belfast, situated on the North Coast of Ireland.

Ballycastle boasts a superb 74-berth marina and a blue flag beach just under a mile in length, which enjoys breath-taking views of the Atlantic Ocean. The harbour also hosts the ferry to Rathlin Island, an extremely popular tourist attraction described as an area of outstanding natural beauty.

Ballycastle was named the best place to live in Northern Ireland in the Sunday Times Best Places to Live 2020 list.

For almost 400 years the Old Lammas Fair has taken place within Ballycastle which draws thousands of tourists to the area each year on the last Monday and Tuesday of August.

Ballycastle Golf Club is an 18-hole championship course situated a short distance from the property. Ballycastle also provides ease of access to Royal Portrush Golf Course, the home of the 2019 Open Championship, won by Shane Lowry.

Tourist attractions situated close to Ballycastle include: -

- Kinbane Castle – approx. 2.9 miles.
- Carrick-a-Rede Rope Bridge – approx. 4.6 miles.
- The Dark Hedges – approx. 8 miles.
- Old Bushmills Distillery – approx. 11.7 miles.
- Giant's Causeway – approx. 13.5 miles.



**SOUTH HILL HOUSE,
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DESCRIPTION

South Hill House comprises a beautiful property set back from the Quay Road on an elevated site comprising two x 3-bedroom apartments and three x 1-bedroom apartments. The south facing property enjoys breath-taking coastal and mountain views.

The two x 3-bedroom apartments named, Beachcomber and Sea Breeze, both of which are tourist board approved holiday apartments, have recently undergone complete refurbishment to an exceptionally high specification throughout, however they maintain many of their original features to include window shutters and high ceilings. Both are completely self-contained with own door access.

The rear of the building comprises three x 1-bedroom self-contained apartments, currently let on short term tenancy agreements.

The property benefits from an abundance of on-site car parking.

Beachcomber

Beachcomber is a ground floor, south-facing, three-bedroom, luxury, contemporary apartment with mountain views. The apartment offers a spacious and modern fully fitted high gloss kitchen, dining and living room, 2 large double bedrooms and a single bedroom with bunkbeds, a main bathroom with a bath and shower and an additional shower room. The apartment has two separate entrances, one of which is wheelchair accessible.

Sea Breeze

Sea Breeze is a first floor, south-facing luxuriously appointed apartment. It boasts three bedrooms with en-suites and a fully fitted high gloss kitchen with sleek electrical appliances. The apartment balcony accessed off the kitchen has both coastal and uninterrupted mountain views. The apartment has a private ground floor entrance.



Beachcomber



Seabreeze

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ACCOMMODATION

The property comprises of the following approximate Net Internal Areas: -

APARTMENT	FLOOR	BEDS	SQ M	SQ FT
1 (Beachcomber)	GF	3	64.10	690
2 (Sea Breeze)	1st	3	70.70	761
3	GF	1	41.81	450
4	1st	1	41.81	450
5	2nd	1	41.81	450
TOTAL			260.23	2,801

*We recommend that prospective purchasers satisfy themselves that the above areas are correct.

TENANCY DETAILS

Apartments 1 & 2 are occupied as holiday lets and are advertised through rental firm - <https://www.sykescottages.co.uk/>.

Sykes have suggested a potential Net Income in the region of £35,000 per annum after deduction of agency fee's, utilities, cleaning & repairs, rates & insurance.

Apartments 3, 4 & 5 are currently let on short term tenancy agreements producing a total net income in the region of £12,600 per annum.

This provides for a total potential net income from the building in the region of £47,600 per annum.

PLANNING

Planning Ref: - LA01/2019/0934/F

Change of use planning permission granted for Flats 1 & 2 from residential to holiday letting accommodation.

Following a statutory inspection by Tourism Northern Ireland both apartments, Sea Breeze and Beachcomber are registered as certified tourist establishments as from 23rd July 2020.



For Indicative Purposes Only

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RATES & EPC

We have made informal enquiries of the Land and Property Services website and note that the property is currently assessed in the Rating List as follows:

Causeway Coast & Glens total domestic rate poundage is: - 0.008466

APARTMENT	FLOOR	CAPITAL VALUE	RATES PAYABLE	EPC
1 (Beachcomber)	GF	£125,00	£1,058.25	F37
2 (Sea Breeze)	1st	£115,000	£973.59	E44
3	GF	£80,000	£677.28	E44
4	1st	£80,000	£677.28	E50
5	2nd	£75,000	£677.28	D58

TENURE

It is our understanding that the property is held by way of Registered Freehold.

TITLE

Registrered freehold.

VAT

It is our understanding that the subject property is not elected for VAT.

PROPOSAL

We are seeking offers in the region of £565,000 (Five Hundred and Sixty-Five Thousand Pounds) exclusive of VAT and subject to contract.

FURTHER INFORMATION

For more information or to arrange a viewing please contact:



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November 2020