



FOR SALE Take Away Premises with Residential Accommodation
The Tuck Inn, 1 Main Street, Armoy BT53 8RQ

LOCATION / DESCRIPTION

The subject property fronts Main Street within the village of Armoy, which has a population of c. 1,122 and is located c. 5.5 miles southwest of Ballycastle and 8 miles northeast of Ballymoney. Surrounding operators include Vivo, The Armada, Tea at Tillys, Pharmacy and The Rocks Nest.

The subject comprises an end terrace property configured for commercial takeaway to the ground floor and residential accommodation to the upper floors. The take away benefits from seating area for c. 28 persons and kitchen to the front with prep area, storage and w.c facilities to the rear. The kitchen is fully fitted with stainless steel equipment which has all been well maintained replaced and serviced regularly. Heating and cooking is gas.

The upper floors comprise a substantial 3 bedroom flat over first and second floor with its own separate access to the rear of the property. The flat has been refurbished recently and accommodation comprises 2 receptions with large kitchen / dining area, utility and w.c to the first floor with 3 en-suite bedrooms to the second floor. Heating is gas fired central heating.

Externally the property is set within 0.8 of an acre and comprises concrete yard to the rear with vehicular access, space for private parking and additional external stores.

Excellent opportunity to purchase a well known and established take away with an excellent 5 star hygiene rating. Viewing highly recommended.

ACCOMMODATION

GROUND FLOOR - TAKE AWAY

Seating Area / Kitchen	9.8m	x	6.2m	60.76 sq m	654 sq ft
Storage with Walk in Cold Room	3.9m	x	3.3m	12.87 sq m	138 sq ft
Prep Area	4.8m	x	2.3m	11.04 sq m	119 sq ft
W.C Facilities					

EXTERNAL - STORES

Store	5.4m	x	3.7m	19.98 sq m	214 sq ft
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ACCOMMODATION (cont)

FIRST FLOOR - FLAT

Living	4.5m	x	3.1m	13.95 sq m	150 sq ft
Kitchen / Dining	5.5m	x	2.6m	21.44 sq m	231 sq ft
Lounge	4.5m	x	4.2m	18.90 sq m	203 sq ft
Utility / W.C	3.1m	x	1.9m	5.89 sq m	63 sq ft

SECOND FLOOR

Bedroom 1	3.4m	x	3.2m	10.88 sq m	117 sq ft
En-Suite	3.1m	x	0.9m	2.79 sq m	30 sq ft
Bedroom 2	3.5m	x	3.1m	10.85 sq m	117 sq ft
En-Suite	3.1m	x	0.9m	2.79 sq m	30 sq ft
Bedroom 3	4.1m	x	3.1m	12.71 sq m	137 sq ft
En-Suite	2.4m	x	1.9m	4.56 sq m	49 sq ft

SALES DETAILS

PRICE: Price on Application

TITLE Assumed freehold or Long Leasehold

Fitted Kitchen can be made available; All enquiries from letting agents

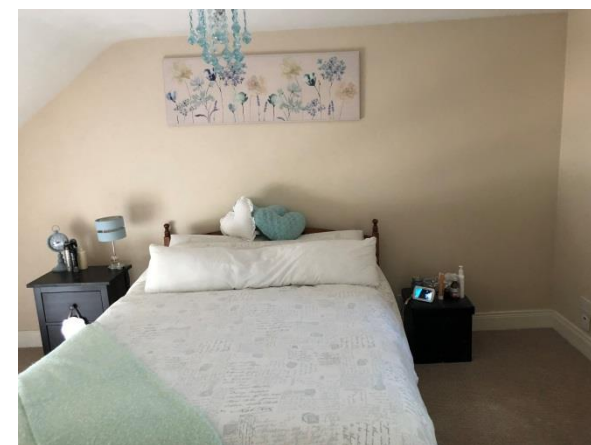
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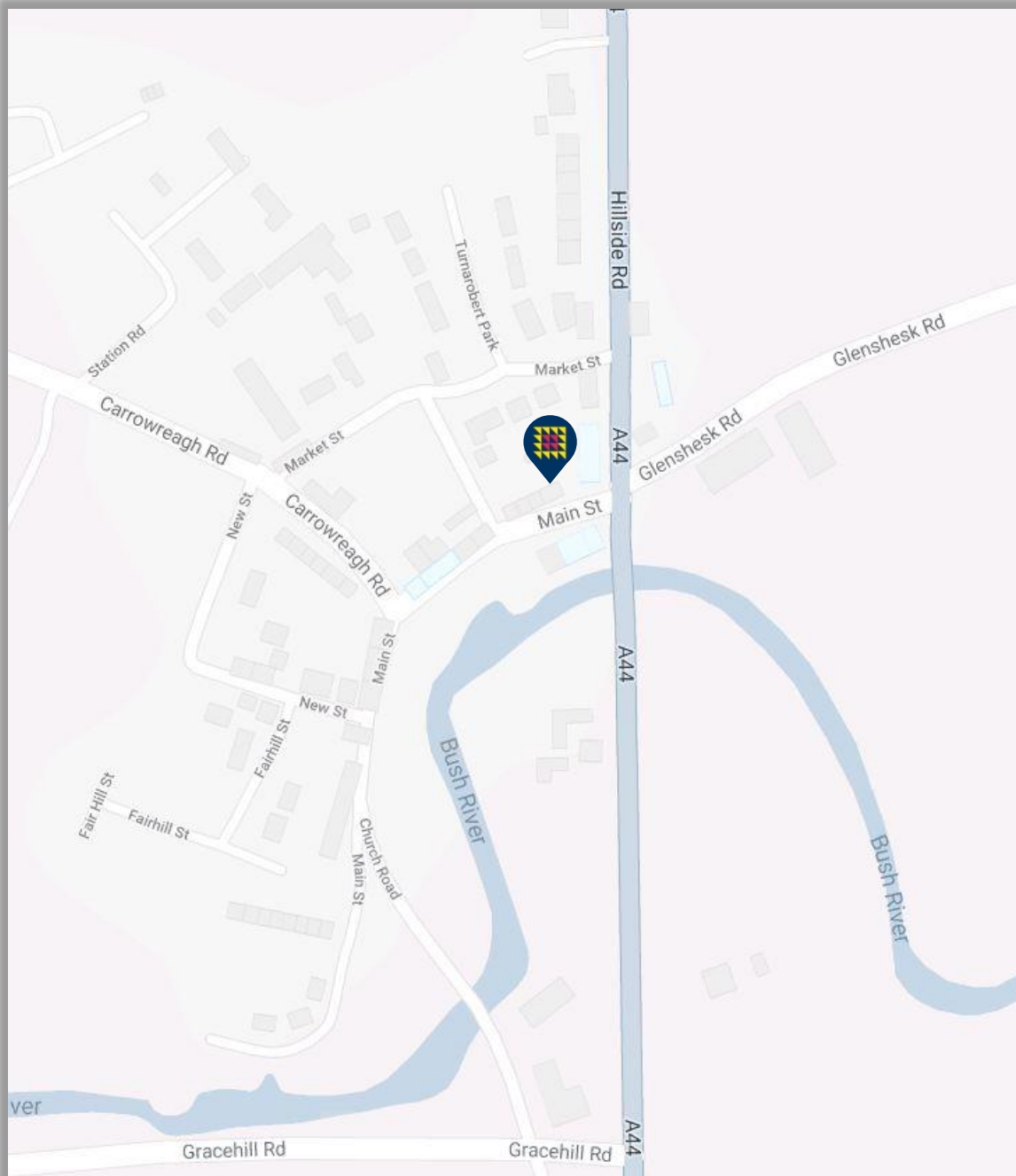
The Net Annual Value for the take away is £3,200

The commercial rate in the £ for 2018 / 2019 is £0.0578876

The Capital Value for the Flat is £40200

The domestic rate in the £ for 2018 / 2019 is £0.007933

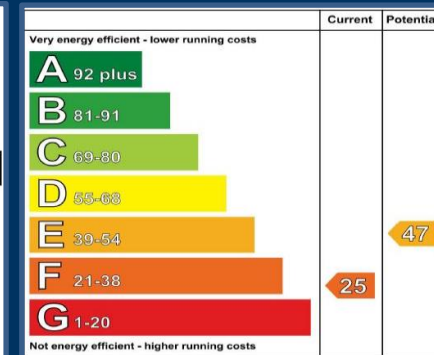
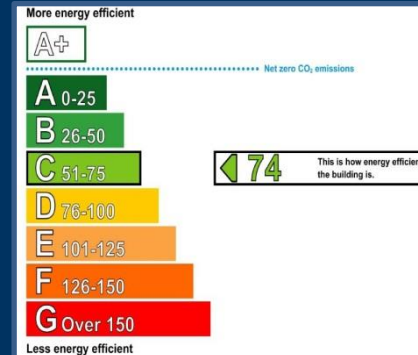




OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, 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.



EPC



VAT

Business Residential

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

FURTHER DETAILS



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