



**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

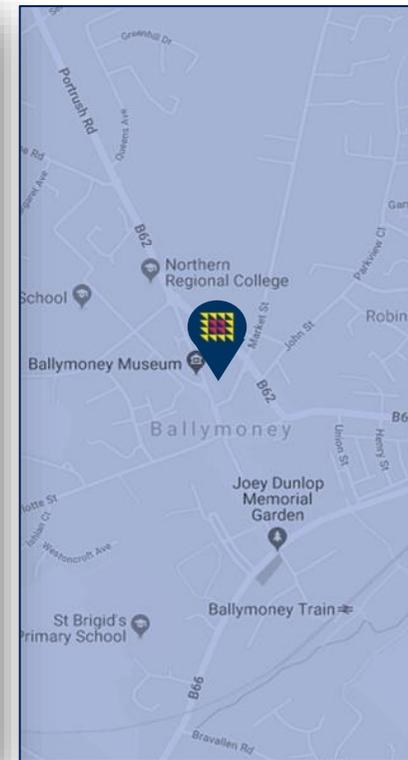
The subject is situated prominently on Charles Street in the town centre of Ballymoney which has a district population of c. 26,000 people and is 21 miles north of Ballymena and 9 miles south east of Coleraine.

**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 1<sup>st</sup> 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 <sup>2</sup>	sq ft
<b>Ground Floor</b>		
SEATING AREA	138.8	1,495
TAKE AWAY	6.5	70
DRINKS SERVERY	8.4	90
KITCHEN	32.5	350
<b>First Floor</b>		
WINE STORE	13.9	150
DRY GOODS STORE	11.1	120
STAFF WC X 2	-	-
CUSTOMER WC X2	-	-
<b>TOTAL</b>	<b>211.2</b>	<b>2,275</b>



# ACCOMMODATION Ctd.

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

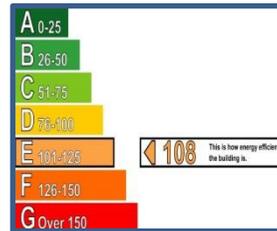
No. 7 (House)	m <sup>2</sup>	sq ft
<b>GROUND FLOOR</b>		
LOUNGE	9.3	100
KITCHEN	11.4	123
UTILITY	4.6	50
<b>FIRST FLOOR</b>		
BEDROOM (1)	13.5	145
BEDROOM (2)	9.4	101
<b>TOTAL</b>	48.2	519

## RATEABLE VALUES

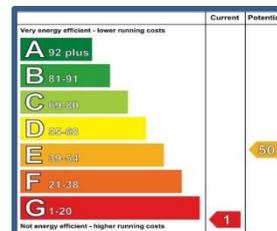
No. 3	NAV	£3,900 PA
No. 3	Capital Value	£36,000
No. 5	Capital Value	£65,000
No. 7	Capital Value	£65,000

## EPC's

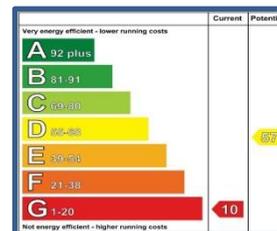
No. 3



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



O'Connor Kennedy Turtle  
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