



**Instinctive
Excellence
in Property.**

For Sale

**Former Bank Premises
4,503 sq ft (418.33 sq m)**

24/26 Ann Street
Ballycastle
Co Antrim
BT54 6AD

OFFICES



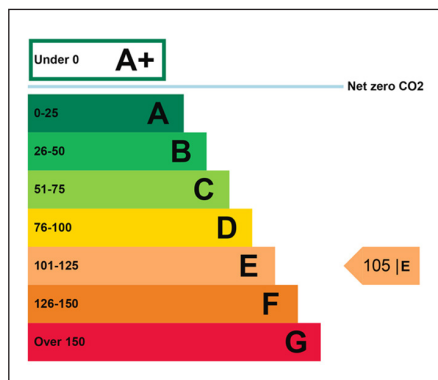
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OFFICES

EPC



Location

Ballycastle is a coastal town approximately 55 miles North of Belfast and 18 miles North East of Coleraine. The town serves a large rural community and offers a good level of local amenities. The area benefits from a busy seasonal trade and is popular with holiday makers particularly during the summer months. The town also hosts a popular ferry service to Rathlin Island. Nearby occupiers to the subject include Ulster Bank, Our Dolly Restaurant and Central Bar.

Description

The property comprises a former bank premises situated in a prominent position in the heart of Ballycastle Town Centre. Also included to the rear is a former managers dwelling which provides an excellent refurbishment/redevelopment opportunity (subject to planning).

The main bank building is accessed directly off Ann Street and is of brick/block construction with the external walls rendered and painted. Internally accommodation includes the former banking hall as well as a range of ancillary offices, strong rooms and staff facilities which are suitable for a range of uses subject to obtaining the relevant statutory consents.

The former dwelling sits adjacent and is accessed via a separate entrance from the car park. The accommodation includes 4 bedrooms, a large reception room and a kitchen / dining area. Door access leads to a large elevated garden which can also be accessed via a garage from the front car park. The dwelling requires extensive refurbishment / redevelopment to bring to a modern standard.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq M	Sq Ft
Banking Hall (inc. Manager's Office)	132.75	1,429
Book Room	7.80	84
Strong Room	12.73	137
Work Space	28.06	302
Staff Room	21.83	235
Store	5.39	58
Former Residence	159.14	1,713
Garage	50.63	545
Total Net Internal Area	418.33	4,503

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £13,500

The current non-domestic rate in the pound for 2020/2021 is £0.527603.

Residential Capital Value: £150,000

The current domestic rate in the pound for 2020/2021 is £0.008466.

Sale Details

We have been instructed to seek offers in the region of £240,000 exclusive.

VAT

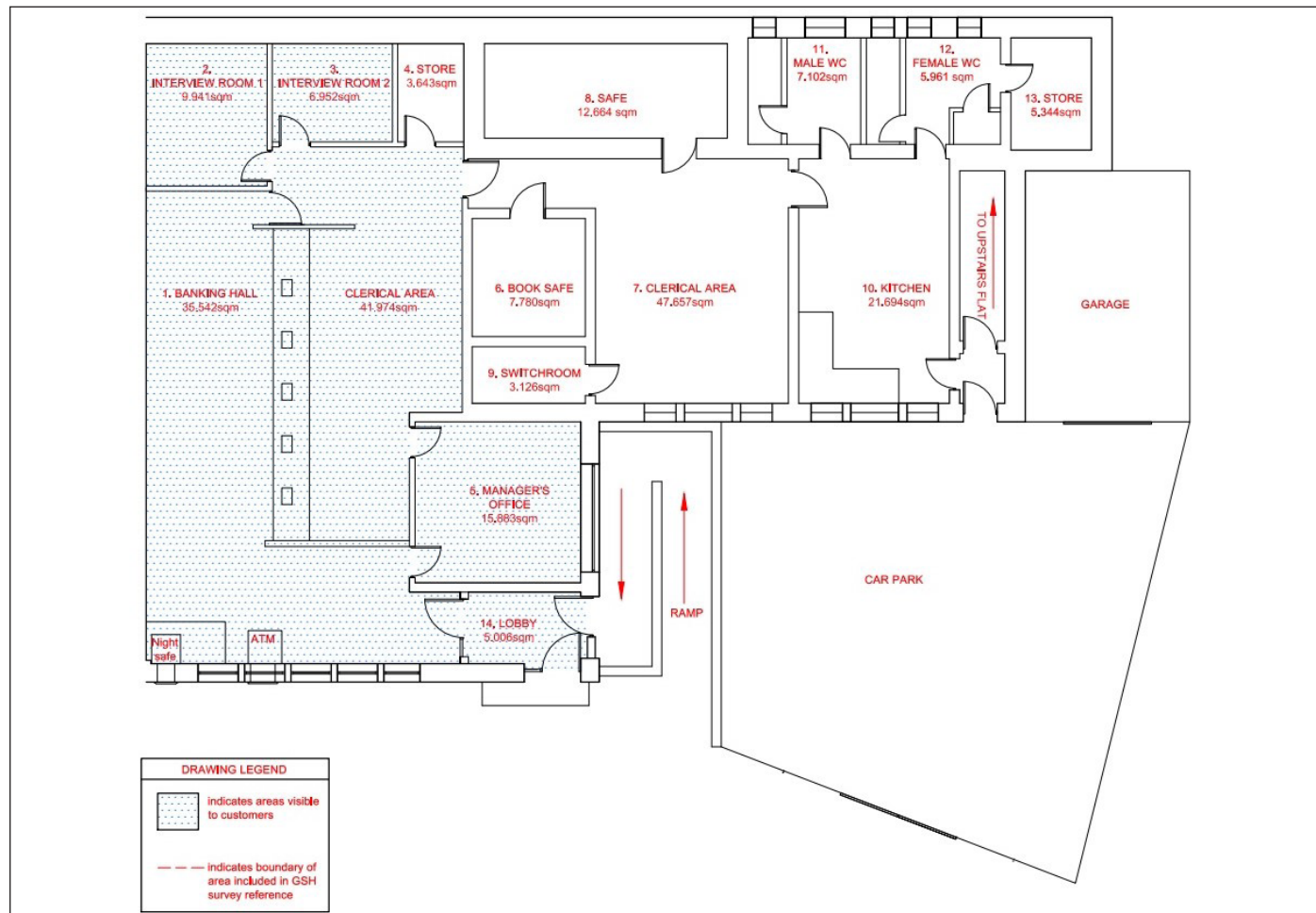
We understand the property is not elected for VAT. Solicitor to confirm.

Title

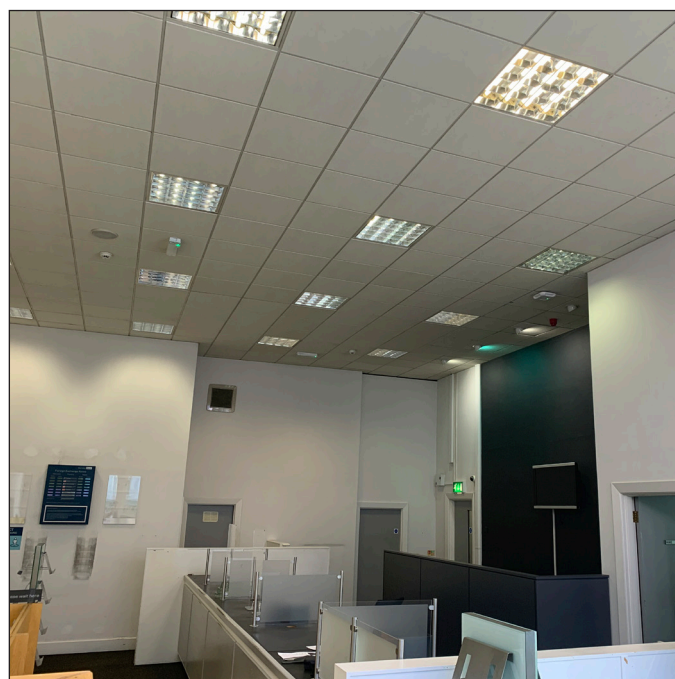
We understand that the property is held by way of a Freehold Title. Further information is available from our clients solicitors:

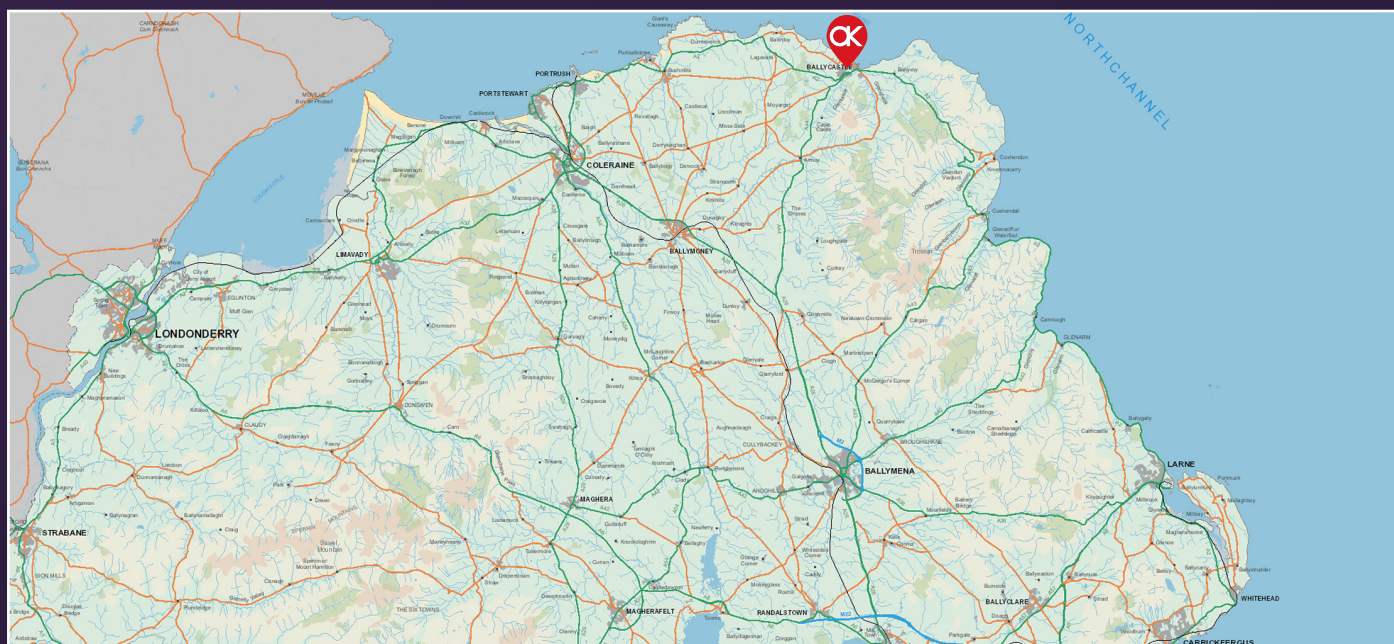
Johnsons Solicitors
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Belfast BT1 6GF

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Floor Plan





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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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