



ESTATE AGENTS

AUCTIONEERS

VALUERS



35 Ann Street BALLYCASTLE, BT54 6AA

The property is located on a prime site fronting the main thoroughfare in the heart of Ballycastle town centre with frontage to Ann Street and access to the rear from Ann Street car park. The retail element of the property is located on the ground floor with ancillary accommodation on the lower ground floor. The property last operated as an off-licence however the unit would be suitable for varied use (subject to planning).

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| ** Retail c. 420 sq.ft. | ** Enclosed rear yard |
| ** Storage c. 490 sq.ft. | ** Private parking to rear |
| ** Prime town centre location | ** Rear access via Ann St. car park |
| ** Living accommodation over | ** 3 bedrooms, 1 reception room |

PRICE: Offers Around £99,950

BY APPOINTMENT THROUGH AGENT

13 Ann Street , Ballycastle, Co. Antrim, BT54 6AA

Tel: 028 207 62353/62082 Fax: 028 207 62126

email: property@pjmcilroy.co.uk web: www.pjmcilroy.com

Commercial:

Retail space: 21'10" x 19'2" with shop front to Ann Street, suspended ceiling with lighting.

Kitchen/Back Office: 10'8" x 9'9"

Washroom: with handbasin and w.c.

Lower Ground Floor

Stores: 11'4" x 9'9" and 21'8" x 17'7" power and lighting points, service lift (dumb waiter) to first floor retail space.





35A Ann Street

Residential - First floor

Living Room: 11'10" x 11'10"

Kitchen: 13'3" x 9'7"

Bathroom: 10'5" x 7'7"

Bedroom 1: 7'10" x 6'10"

Second Floor

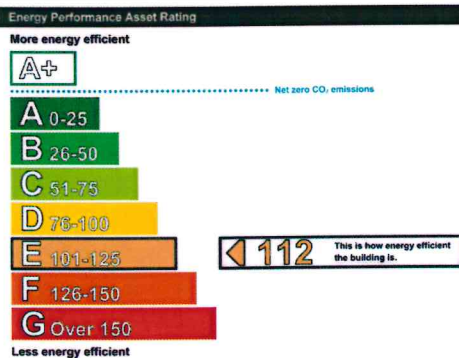
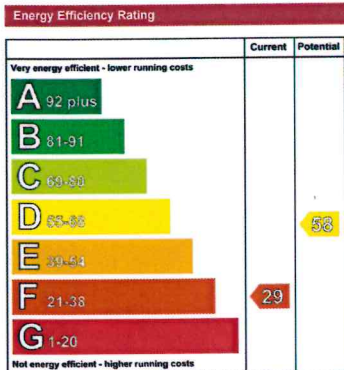
Bedroom 2: 13'3" x 10'10"

Bedroom 3: 12'6" x 10'10"

Storeroom: 8'0" x 5'6"

Exterior:

Enclosed yard to rear with vehicular access to Ann Street car park.



Viewing

Please ring us to make an appointment. We are open from 9 am to 5 pm Monday to Friday, 10 am to 12 Noon on Saturdays.

Mortgage Information

We are Independent Financial Advisers and offer a fully independent financial advice service. Please ring us to discuss your requirements.

Email: property@pjmclroy.co.uk

Website: www.pjmclroy.com

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