



**TO LET**

Restaurant within Gracehill Golf Club At The Dark Hedges

**138 Ballinlea Road, Stranocum, Ballymoney, BT53 8PX**

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# WHAT YOU NEED TO KNOW

This opportunity stems from the recent purchase of the wider property. The new owners are investing heavily in Gracehill Golf Club itself and membership numbers have grown significantly over a short space of time. The next part of the renewal journey further to the opening of the adjacent Pantry Café business is to get the restaurant within the Belltower Club House up and running again and hence the current marketing. The new tenant will be able to gain custom from Golf Club membership for daily meals, snacks and special functions and also of course seek to pull in local community and tourists for any proposed restaurant offering depending on the interests of the party taking on the lease.

The restaurant is within a period property dating from c. 1775 with as such many period features still evident internally and externally. It is located to the rear of the Manor House the drive way of which is in fact the 'Dark Hedges' as featured in the Game of Thrones series approximately 5.5 miles east of Ballymoney en route to Ballycastle. This is now in itself firmly in the tour schedule for numerous coach loads of visitors from all over the world which provided another potential income stream for an incoming business owner from a drinks snacks and merchandise perspective potentially.

The accommodation includes the formerly licenced restaurant (will need a new application) and kitchen facilities at ground floor level with 1<sup>st</sup> floor function room. All are well decorated able to seat c. 100 patrons in the various parts at any one time, as such able to cater for small weddings functions at this location with ease.

There is an external terrace for additional outdoor seating weather permitting with exceptional views over the golf course and parklands. The building which is shared with the Golf Club who have club rooms and changing facilities in other parts of the block benefits from CCTV and an alarm system for all.

## ACCOMMODATION

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Restaurant	Area (Sq Ft)	Area (M <sup>2</sup> )
<b>GROUND FLOOR</b>		
Restaurant	517	48.2
Kitchen & Preparation Area	427	39.7
<b>FIRST FLOOR</b>		
Restaurant Function Room	463	43.0
Chefs Store	269	25.0
<b>TOTAL AREA:</b>	<b>1,676</b>	<b>155.9</b>



N.B. Some of the kitchen equipment will need to be updated / added to and not everything shown will form part of the lease—Please discuss when you view the property.

# LEASE DETAILS

**RENTAL:** £10,000 per annum  
**TERM / RENT REVIEW:** From 2 years.  
**REPAIRS:** Tenant to repair and maintain their section of the property  
**INSURANCE:** Tenant to reimburse Landlord for the building insurance premium on a proportional basis

# RATEABLE VALUES

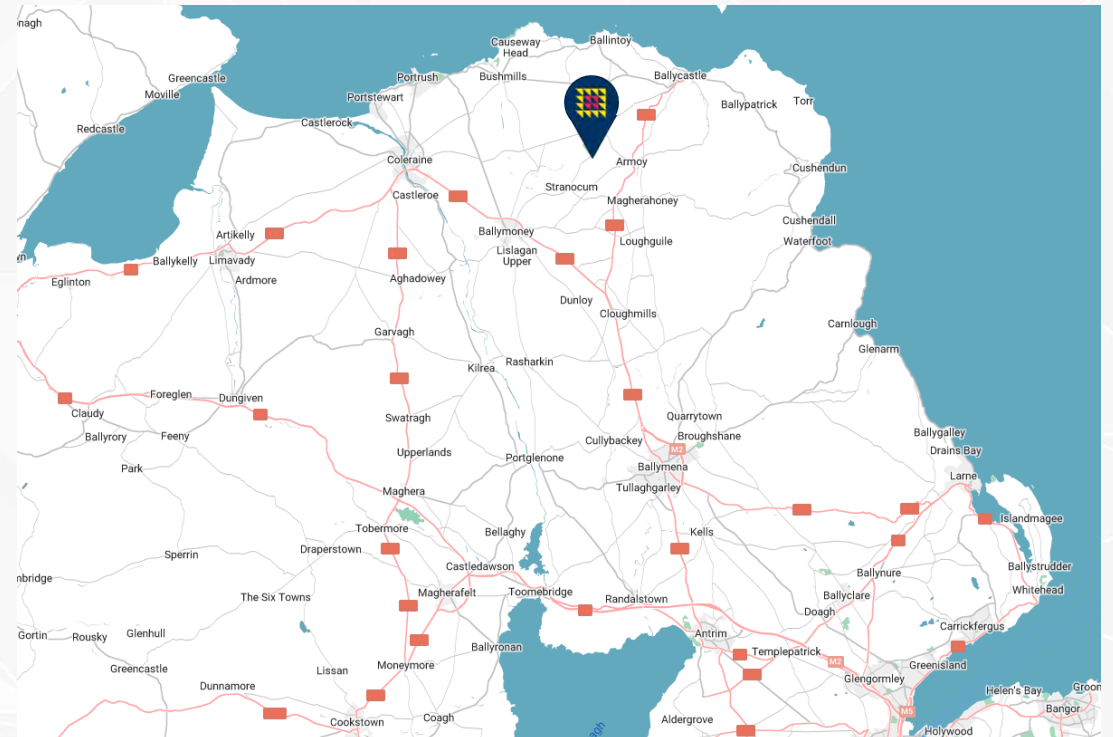
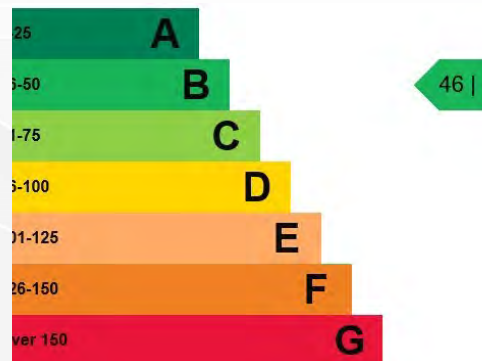
To be assessed.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

subject to VAT.

# EPC

# CERTIFICATE



## Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

File No. C3997

# CONTACT DETAILS

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