



FOR SALE Impressive Mixed Use Income Producing Investment Property
3 -5 Main Street, & 1A Sea Road Castlerock, BT51 4RA



LOCATION / DESCRIPTION

The subject property is located on Main Street within the popular seaside town of Castlerock. It is convenient to all local facilities within Castlerock to include, the beach, shop and local cafes.

The subject is a three-storey period property consisting of retail accommodation on the ground floor, a three bed duplex apartment and a 4 bed townhouse.

The **retail unit (No. 3)** is currently leased and trading as Chocolate Manor and accommodation consists of a retail area with ancillary facilities to include prep area, office, storage and W.C facilities.

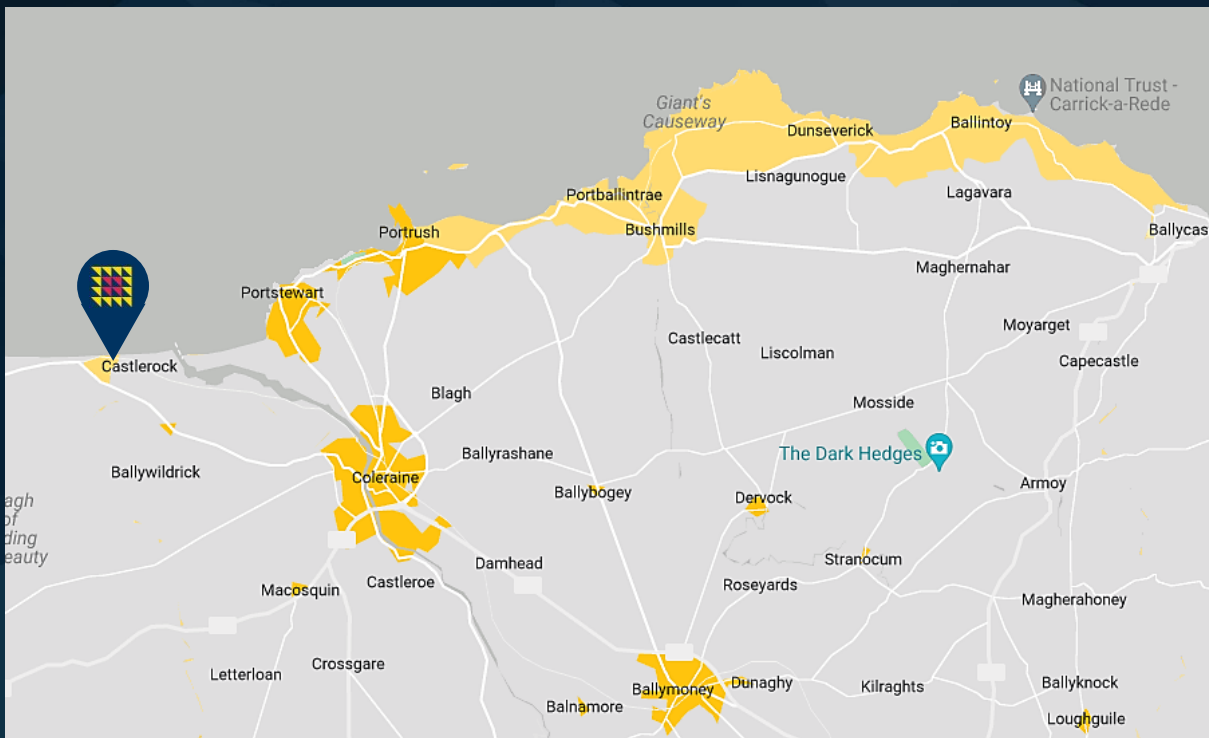
The **duplex apartment (No. 1A)** comprises three bedrooms with living / dining, kitchen, w.c and bathroom over first and second floors. The property is NITB approved self catering holiday accommodation and is finished to a good standard with views over Downhill Castle, Castlerock Beach and Castlerock Golf Club. The apartment benefits from own door access and a communal rear yard shared with the retail unit.

The **townhouse (No. 5)** comprises four bedrooms with kitchen / dining, living room and bathroom over ground, first and second floors. The property is NITB approved self catering holiday accommodation and is finished to a good standard with sea views to the rear.

All furniture, fixtures and fittings within the self catering holiday accommodation are included within the sale.

FEATURES

- Period building with sea views in a popular area close to all amenities
- Ground floor retail unit under lease
- NITB approved self catering holiday accommodation
- Fixtures & Fittings included
- Potential rental income from £55,000 per annum



0.1 MILES FROM
Castlerock Beach
C. 3 MIN WALK

5 MILES FROM
COLERAINE
C. 10 MINS DRIVE

12 MILES FROM
LIMAVADY
C. 20 MINS DRIVE

20 MILES FROM
DERRY CITY AIRPORT
C. 30 MINS DRIVE

ACCOMMODATION

Description Area m² Area sq ft

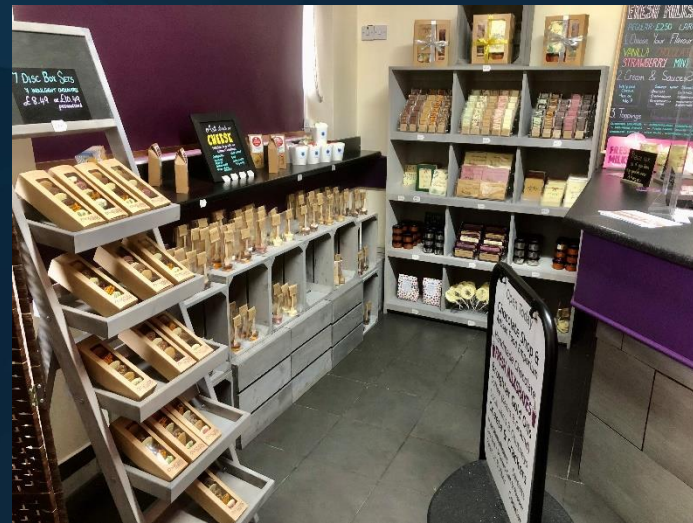
RETAIL UNIT
3 MAIN STREET (CHOCOLATE MANOR)

GROUND FLOOR

Retail Area	17.20	185
Retail Area	35.21	379
Office	6.82	73
Prep Area	10.54	113
Store	12.50	135
W.C	4.09	44
TOTAL	86.36	929

LEASE DETAILS

The retail unit is under lease generating a rental income of £5,400 per annum



ACCOMMODATION

Description Area m² Area sq ft

TOWNHOUSE - 5 MAIN STREET (SELF CATERING)

GROUND FLOOR

Kitchen / Dining 16.33 176

FIRST FLOOR

Living 20.35 219

Bedroom 1 11.47 123

Bathroom 6.70 72

SECOND FLOOR

Bedroom 2 12.21 131

Bedroom 3 11.52 124

Bedroom 4 7.77 84

TOTAL 86.36 929

The subject is NITB approved self-catering holiday accommodation and has potential to achieve up to £1,000 per week in high season.

Benefits from views over Castlerock Beach.



ACCOMMODATION

Description Area m² Area sq ft

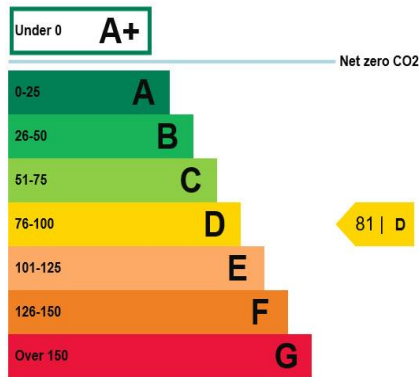
**DUPLEX APARTMENT
1A SEACOAST ROAD (SELF CATERING)**

FIRST FLOOR		
Living / Dining	21.73	234
Kitchen	7.75	84
W.C	1.60	17
SECOND FLOOR		
Bedroom 1	13.12	141
Bedroom 2	12.71	137
Bedroom 3	5.80	62
Bathroom	10.80	116
TOTAL	74.51	802

The subject is NITB approved self-catering holiday accommodation and has potential to achieve up to £900 per week in high season.

Benefits from views over Downhill Castle, Castlerock Beach and





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/ukxi/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.

SALES DETAILS

PRICE: Offers over £495,000.
 TITLE: Understood to be held by way of freehold or similar long leasehold title.
 VAT: All prices, charges and rentals are quoted exclusive of VAT, which may be payable

RATES

From our review of the Land and Property Service online website, the NAV / Capital Value for the subject properties are as follows:

Flat A Sea Road (Duplex): £80,000 5 Main Street (townhouse): £80,000
 3 Main Street (Retail Unit): £3,400

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

FURTHER DETAILS

O'Connor Kennedy Turtle
 20 – 22 Stable Lane
 Coleraine BT52 1DQ
 T +44 (0)28 7034 4244
 E coleraine@okt.co.uk



CONTACT:

HENRY TAGGART | henry.taggart@okt.co.uk
 SHAUNA BROLLY | shauna.brolly@okt.co.uk

Our Ref: HT/SB/C4353

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.