Brian A Todd & Co Ltd
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11 Marine Road, Carnlough

Starting Bid: £250,000.00







For sale by Brian A Todd & Co Ltd via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Ground Floor:

The current property comprises of two co-joining businesses on the ground floor, a currently trading hot food take-away business and the co-joining Café (the Café is not currently trading).

Both businesses are at the front of the building facing towards Carnlough bay. The back area of the ground floor consists of a kitchen and preparation area, toilet facilities and storage area. Further back there is a further preparation area, which currently hosts industrial fridges/freezers.

First Floor Residential Living Area:

The first floor is accessed via a front door at the back of the property. Upon walking into the

property from the ground floor back door (served separately from the commercial business), there is a hallway leading to a doorway that leads upstairs. There is a utility room to the right of the residential property"s door access, this can serve the commercial business and/or the residential property. Moving up the stairs into the residential property, there are five bedrooms, two bathrooms, a kitchen/dining area and reception room (the reception room has excellent views over Carnlough bay). The property has a further converted loft room with further potential to be extended.

The Property's Future Potential:

This property has vast potential for redevelopment of the current commercial/residential status. The current two businesses could be adapted/enhanced to create two separate business entities or to further build on the current hot food takeaway/Café set up which is currently in place. There is much potential for a revamp of this property into a successful all year-round business (with an excellent reputation of over 40 years) , with a five-bedroom residential home attached. There is also the potential to adapt the residential area into short term holiday lettings, or long-term.

Investment and Redevelopment:

This property has the potential for total redevelopment of the whole property, such as several flats or townhouses. The famous Antrim coast has seen a lot of investment in recent years. Carnlough itself is going through a lot of redevelopments with investment projects underway in a few locations.

Out House with Further Development Opportunities:

There is the opportunity to buy a further outhouse building with this property. This outhouse can be used as a storage facility for the businesses. Alternatively, it could be redeveloped into a further property.

Furthermore, there is potential to knock this building down to create more parking spaces between the garden area, the outhouse building and the commercial/residential building.

Features:

Mixed Use Business / Residential Property
Lpg Gas Heating
Upvc Double Glazing
Ground Floor Hot Food Business
Self Contained Apartment To First Floor
Two Reception Rooms
Fitted Kitchen
Family Bathroom - Modern White Suite
Five Bedrooms
Shower Room
Storage Room To Second Floor
Prominent Seafront Location
Excellent Investment Opportunity

EPC Rating D57 / D63

To access the legal pack, please copy and paste the link below
http://www.iamsoldni.com/properties/e110e42ce1834f869062a3e9dfd55a77/auction-pack

TO VIEW OT MAKE A BID Contact Brian A Todd & Co Ltd or iamsold, www.iamsoldni.com

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.50% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

HOT FOOD BUSINESS

Comprising of a cafe, working kitchen, preparation, storage areas and W.C.

FIRST FLOOR APARTMENT

LOUNGE:
A spacious living area with laminate wood flooring. Delightful views to the coast.

DINING ROOM:KITCHEN:
Incorporating a range of fitted upper and lower level units. Integrated extractor fan and space for cooker. Part wall tiling.

BEDROOM (1):
Laminate wood flooring.

BEDROOM (2):

BEDROOM (3):

BATHROOM:
Modern white bathroom suite incorporating W.C., pedestal wash hand basin and panelled bath. Separate shower cubicle. Part wall tiling.

BEDROOM (4):
Laminate wood flooring. Views to the coast.

BEDROOM (5):

SHOWER ROOM:
Incorporating W.C., vanity wash hand basin and separate shower cubicle.