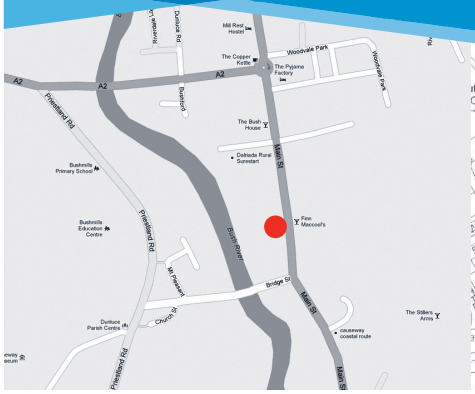
LOT 13

135-137 MAIN STREET BUSHMILLS BT57 8QB

MAXIMUM RESERVE £45,000

- FORMER 'PUBLIC HOUSE' COMPRISING 2 ADJOINING PROPERTIES
- SUITABLE FOR REFURBISHMENT OR REDEVELOPMENT (SUBJECT TO PLANNING PERMISSION)
- PROPERTY EXTENDS TO 2,317 SQ FT (216.7 SQ M) APPROX.
- SITE AREA: 0.10 ACRES (APPROX.)
- PART GRADE B2 LISTED AND LOCATED WITHIN A CONSERVATION AREA
- SOLD WITH THE BENEFIT OF VACANT POSSESSION



LOCATION

The village of Bushmills is located on the North Coast of County Antrim and is situated 7 miles from Coleraine and 12 miles from Ballycastle. The property is located on the Main Street within walking distance of the Bushmills Distillery. Local beaches, the Giants Causeway and renowned golf courses including Royal Portrush Golf Course are all within a short drive.

DESCRIPTION

The subject property comprises 2 adjoining 2 storey properties formerly a public house known as "The Oak House". The pub is no longer trading. The properties have been amalgamated. The property extends to c.2,317 sq ft (216.7 sq m) on a site of 0.10 acres (approx.).

The property is in need of modernisation / refurbishment and is located within a conservation area. 137 Main Street is Grade B2 listed under Reference: HB05/08/028.

ACCOMMODATION

Overall Net Internal Area (NIA):
2,317 sq ft (216.7 sq m) Approx.

EPC

An Energy Performance Certficate (EPC) is comprised within the Legal Pack. An EPC rating is included at the rear of this catalogue on pages 22-23.

VAT

All figures quoted are exclusive of, but may be liable to VAT.

TITLE

We understand that the property is held Freehold. Please refer to vendor's solicitor for Title Pack or download from www.colliers-auction.com

VIEWING

Contact Colliers International Auction Team.

RATES ASSESSMENT

135 Main Street, Bushmills
Net Annual Value: £1,850
Estimated Rates Payable for 2013/2014:
£1,123 p.a
137 Main Street, Bushmills is exempt

SOLICITOR

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