



FOR SALE

DRUMMAUL HOUSE, 41 NEW STREET, RANDALSTOWN, ANTRIM, BT41 3AF  
GRADE B2 LISTED BUILDING WITH MODERN EXTENSION ON GENEROUS GROUNDS.

Lisney

## Features

- ◆ Attractive B2 listed building with modern extension, situated on an overall site of approximately 1.4 acres.
- ◆ Comprising c.16,209 sq ft of accommodation over ground, first and second floors.
- ◆ Suitable for a wide variety of uses (STTP).
- ◆ Convenient access from the Motorway network.

## Location

Randalstown is a small town in County Antrim being located adjacent to the M22 Motorway and has a population of circa 5,162. Randalstown serves as a popular commuter town for both the larger neighbouring towns of Ballymena (10 miles) and Antrim (9 miles). Belfast is also under 30 minutes away via the M2 Motorway.

The premises itself is located on New Street in the centre of Randalstown and is within walking distance of all the town's local amenities.

## Description

The property offers an extremely attractive B2 listed building with a large modern extension totalling 16,209 sq ft which is set on a well maintained site of c. 1.4 acres. There are also in excess of 20 car parking spaces and additional outbuildings of approximately 1,321 sq ft.

The accommodation is arranged over ground, first and second floors and is currently configured to provide 40 bedrooms with a number of ancillary communal spaces. The building also benefits from solar panels which have been fitted to the roof and provide a reduction in overall utilities costs.

**It is important to note, that while the property is operated as a nursing home, the vendor will not consider offers from operators in this sector.**

That said, it is not often that an opportunity of this scale comes to the market and the property will therefore appeal to a wide range of alternative users, investors and developers.

## Accommodation

DESCRIPTION	AREA (SQ. M.)	AREA (SQ. FT.)
Ground Floor	679.47	7,314
First Floor	673.09	7,245
Second Floor	153.29	1,650
Outbuildings	122.72	1,321





## Rates

NAV:	£28,500
Poundage (22/23):	0.523981
Rates Payable (22/23):	£14,933.46

## Title

We understand the property is held by way of freehold or long leasehold title.

## Stamp Duty

Stamp Duty will be the responsibility of the purchaser.

## Price

We are instructed to seek offers in excess of £650,000. A purchase at this level would reflect a low capital value of £37 psf.

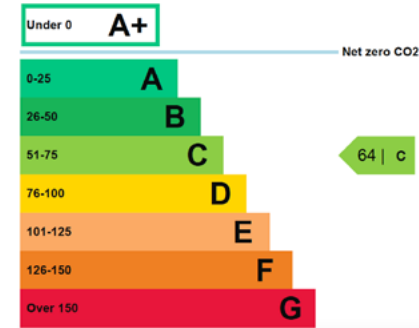
**As already noted, the vendor will not consider offers from purchasers intending to operate a care home or any associated uses.**

## Value Added Tax

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

## EPC

The property has an Energy Efficiency rating of C64. The full Certificate can be made available upon request.





OUTLINE FOR INDICATIVE PURPOSES ONLY





## Contact

Strictly by appointment with the sole Selling agent.  
For further information please contact:

Jonathan Haughey

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[jhaughey@lisney.com](mailto:jhaughey@lisney.com)

## 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 - <https://www.legislation.gov.uk/ukxi/2017/692/contents>.

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. 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.

Further information is available at [www.lisney.com](http://www.lisney.com)

