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FOR SALE

1 & 1A Kings Road, Whitehead, BT38 9PU

Hospitality Investment Opportunity

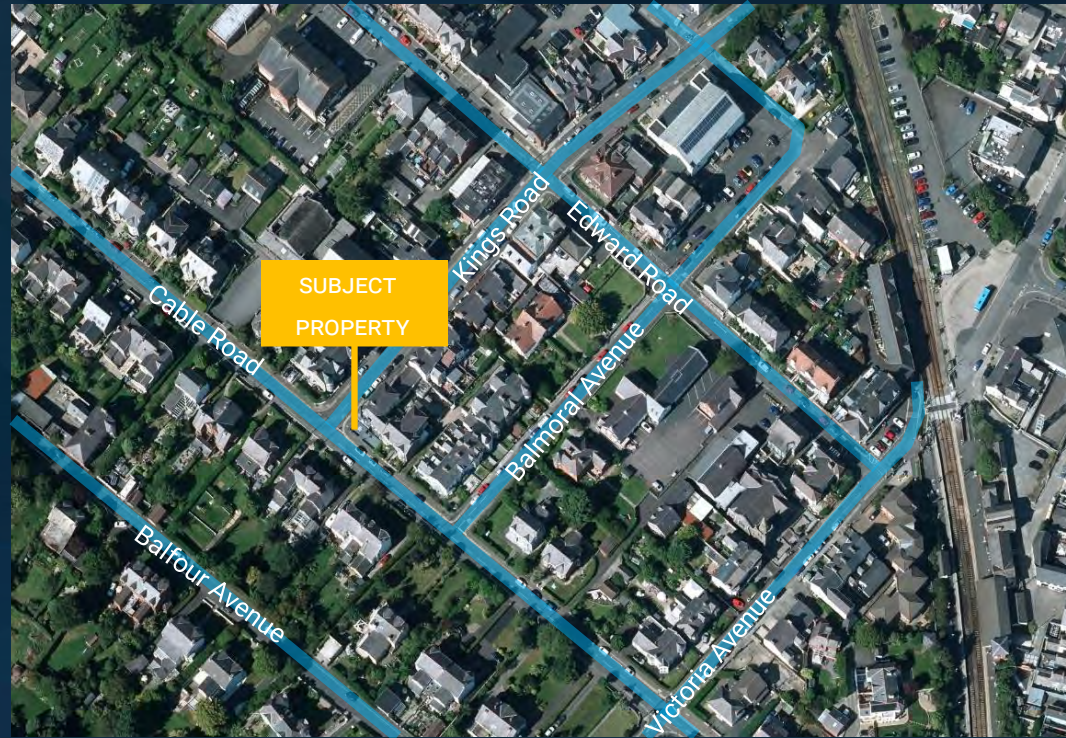
LOCATION

Whitehead is a small seaside town that sits at the entrance to Belfast Lough and is located between the towns of Carrickfergus and Larne.

The town is a popular commuter settlement for Belfast and its attractiveness in this regard has increased with the completion of the newly dualled Shore Road connecting Belfast to Carrickfergus.

Tourism in the town has also increased significantly over the past number of years, with the opening of the Gobbins Cliff Path Walk and Visitor Centre, and the increasing popularity of the Antrim Coast and Glen scenic route.

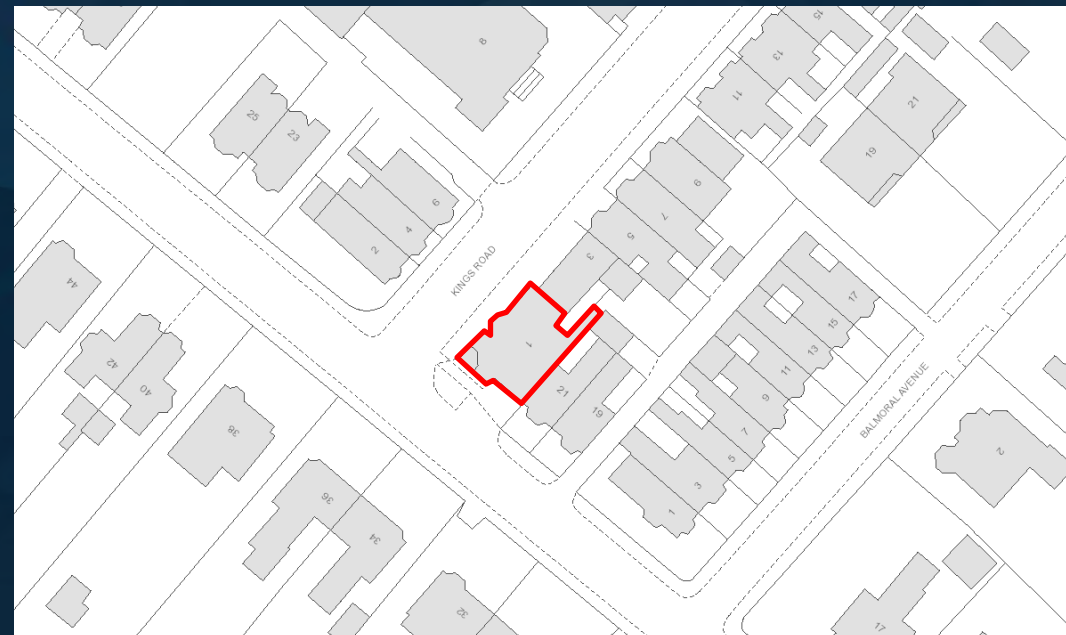
The town is also situated close to many of the Game of Thrones locations that include Magheramore Quarry, some 5.5 miles away which has been ever popular with tourists.



DESCRIPTION

The property is located within close proximity to Whitehead Railway Museum, the seafront and Whitehead Promenade, as well as a number of boating and sailing clubs. The seafront and promenade are both popular with tourists particularly during the summer months.

The subject property occupies a prominent position on the corner of the Kings Road and Cable Road within the town centre, being situated in a popular residential area and commercial hub of the town.



**C. 16
MILES
TO BELFAST**

**C. 10
MILES
TO LARNE**

**C. 5 MILES
TO CARRICK**

**C. 29
MILES
TO BALLYMENA**

FOR IDENTIFICATION

ACCOMMODATION

1 KINGS ROAD, WHITEHEAD

The subject comprises a bespoke ground floor café / deli unit currently trading as 'Kings Road' with seating for c. 35 persons and benefits from frontage onto Kings Road and Cable Road, one of the main thoroughfares into the town.

The unit's bespoke design creates a nostalgic setting fitted with wooden flooring, chandeliers, stained glass windows, stained wooden walling and ceilings.

The café area leads to the main kitchen area, together with a small baking / preparation



DESCRIPTION

AREA (SQ M)

AREA (SQ FT)

GROUND FLOOR

Café Seating Area

c. 52 sq m

c. 560 sq ft

Main Kitchen

c. 23 sq m

c. 247sq ft

Preparation Kitchen

c. 94 sq m

c. 1,012 sq ft

WC

-

-

TOTAL AREA

c. 169 sq m

c. 1,819 sq ft

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.

REF: 9723



ACCOMMODATION

1A KINGS ROAD, WHITEHEAD

The subject comprises 2 no. apartments and both open plan and cellular offices capable of conversion to residential to improve and maximise income within the residential / hospitality sector.

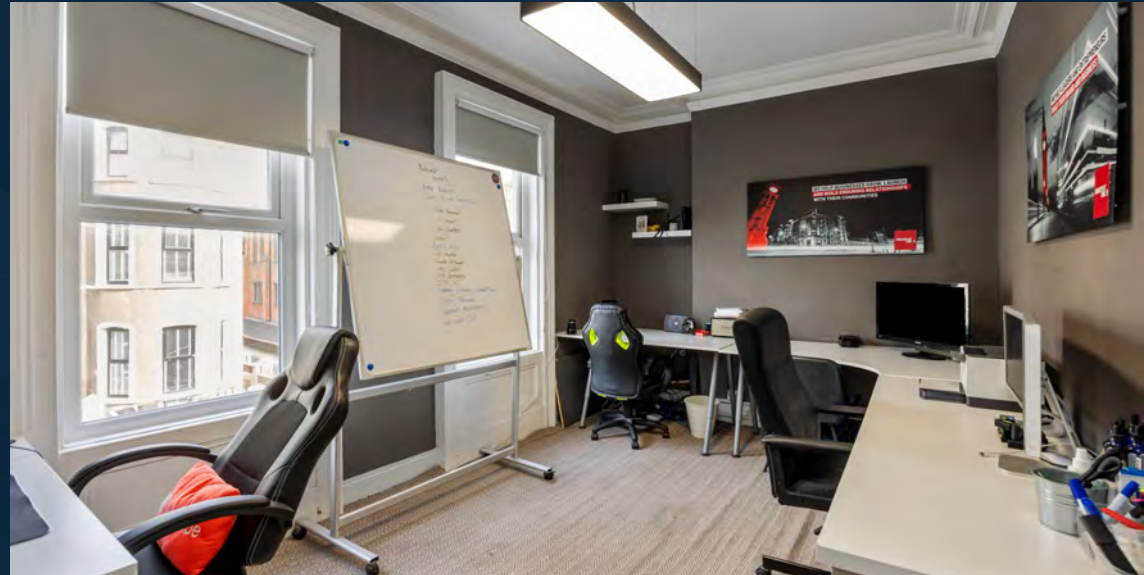
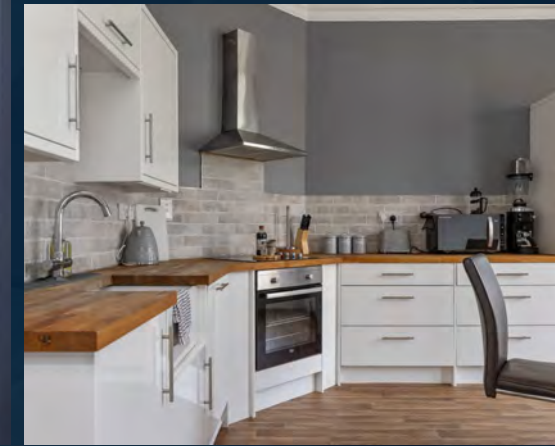
“The Kings Parlour” and “The Kings Tower” are finished to an exceptionally high standard to include painted and plastered walls and carpet floor coverings. Each apartment also includes an ensuite with low flush WC and shower cubicle. Each of the apartments benefit from original Georgian features.

Each apartment has an average rating on booking.com of 8.0/10 and 9.4/10 with a high occupancy rate and very high demand.

The average turnover is £28,000 per annum with potential to increase.

This offers a very unique opportunity to purchase a hospitality offering with a strong trading potential on the world famous Coastal Route.

The office space is finished to a good standard to include an open plan studio and 2 individual private offices. Due to the layout of the offices, they would be suitable for a variety of uses, including creating additional residential space to increase the hospitality offering. The offices benefit from large bay windows and original features.



DESCRIPTION

AREA (SQ M)

AREA (SQ FT)

GROUND FLOOR STUDIO APARTMENT—THE KINGS PARLOUR

Bedroom	3.2 m x 3.8 m	
Kitchen	2.1 m x 1.5 m	
WC	1m x 1 m	

FIRST FLOOR OFFICES

Office 1	7 sq m	75 sq ft
Office 2	14sq m	150 sq ft
Office 3	14sq m	150 sq ft

SECOND FLOOR OFFICES

Studio	25 sq m	247 sq ft
Kitchen	18 sq m	193 sq ft

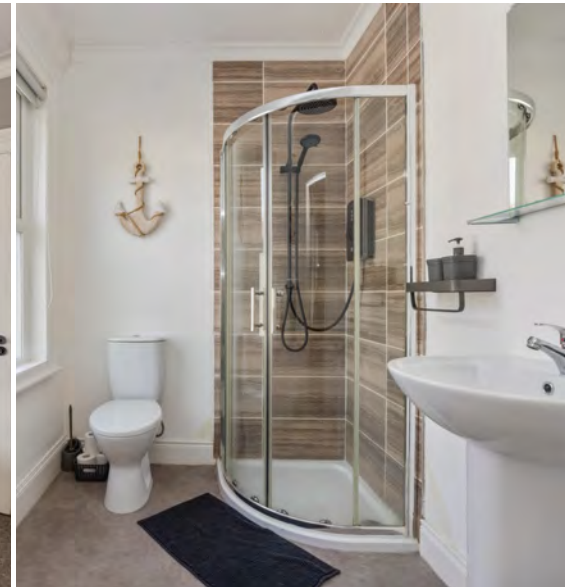
APARTMENT—THE KINGS TOWER

Living Room	3.5 m x 4 m	
Utility (Potential for kitchenette)	1 m x 2 m	
Bedroom	3 m x 3.5m	



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INCOME & INVESTMENT POTENTIAL

RENT: Ground Floor - Kings Head: £12,000 per annum
 Apartments: £28,000 per annum
 Creative 3 Media: £7,200 per annum (Overholding)

TERM: 7 years from February 2024

SALES DETAILS

PRICE: £420,000
 TITLE: Assumed freehold
 VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

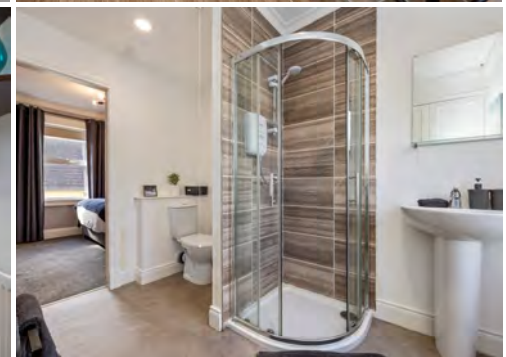
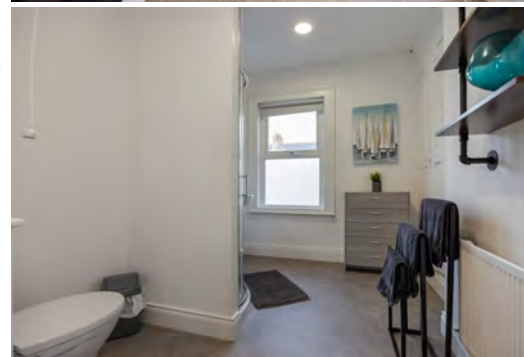
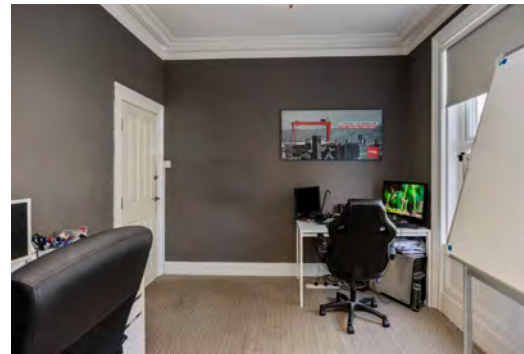
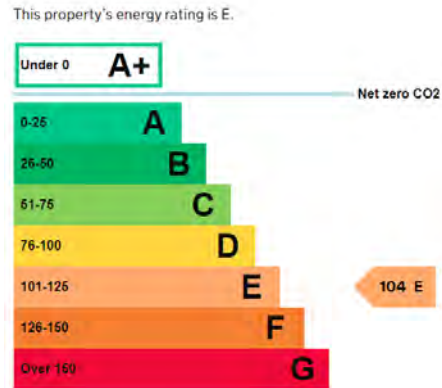
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

1 Kings Road : £180,000
 (Est rates payable in accordance with LPS Website: £1,860.66)

1A Kings Road : £3,200
 (Est rates payable in accordance with LPS Website: £2,151.73)

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

MARK JOHNSTON
 mark.johnston@okt.co.uk

JAMES CHRISTIE
 james.christie@okt.co.uk



O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.