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ARMSTRONG GORDON



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F	24 F	
1-20	G		

PORTRUSH

86 Main Street &

2 Bath Street

BT56 8BN/ BT56 8AW

Offers Over £650,000

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The subject property has been a landmark building for many years having traded as Kennedy Wolfenden Antiques & Jewellery. The building is made up by the end terrace commercial unit at ground floor and then an adjoining residential property which in turn wraps over the top of the commercial section and extends over four levels. The property offers a superb opportunity for either residential or commercial redevelopment which would most likely be leisure or tourist led in the form of restaurant, aparthotel/inn subject to planning.

This high profile building occupies a prominent corner site in the centre of Portrush Town. Portrush has reestablished itself as Northern Ireland's premier coastal tourist resort and has seen the development of a number of hotels to bolster the growing levels of tourism visits and spend.

The subject is situated directly opposite the Adelphi Hotel (Marine & Lawn) and is in close proximity to Portrush Atlantic Hotel and the newly redeveloped Marcus Hotel (Andras House).

Portrush is c. 60 miles north of Belfast, c. 47 miles from Belfast International Airport, c. 29 miles from City of Derry airport and c. 52 miles to the Port of Larne.

Portrush is now perhaps most associated with Royal Portrush Golf Club the host of the 153rd Open Championship in 2025. The town also allows ease of access to the World Heritage Site, The Giants Causeway and also to the world famous Bushmills Distillery, two of the most popular tourist attractions in Ireland.

The town is made up by a peninsula with the subject being in the heart of the one way traffic system and then having stunning beaches and bays either side of the peninsula.

ACCOMMODATION COMPRISES:

Commercial – 86 Main Street

Retail c. 572 Sq.Ft
Secondary Retail Display 290 Sq.Ft.
Office/Kitchen 120 sq. Ft.
Toilet

Residential – 2 Bath Street

Gross Internal Area c. 2600 Sq. Ft. 241 Sq. M
Ground Floor Entrance Hall. 2 Rooms.
First Floor Bathroom. 1 Room.
Second Floor 5 Room includes part extending over retail section.
Third Floor 4 Rooms again part over retail.
Outside – large enclosed rear yard.

SALE DETAILS:

NAV & CAPITAL VALUE:

86 Main Street - £6,100.00 (Rates: £3,571.44 p/a approx.)

2 Bath Street - £13,500 (Rates: £1,323.54 p/a approx.)

SALES PRICE:

Consideration may be given to two separate sales i.e. Residential element and commercial element.

VAT:

Prices and outgoings are exclusive of but may be subject to VAT.

TITLE:

Freehold

Viewing:

Strictly By Appointment with Agent.

SPECIAL FEATURES:

- ** Very Prominent Iconic Building With Potential For Huge Amount Of Uses Both Commercial & Residential
- ** Ground Floor Retail Unit Has Potential For Internal Renovation To Include Another Floor
- ** Residential Element Can Be Sub Divided With Necessary Consents
- ** Rear Garden Area Included With 2 Bath Street

86 Main Street, Portrush





2 Bath Street, Portrush

Entrance Porch:

4'6 wide

Entrance Hall:

4'6 wide

Kitchen: 12'7 x 11'2

With bowl and half stainless steel sink unit, high and low level built in units with tiling between and glass panel doors leading to:





Lounge:

With tiled surround fireplace with tiled inset and hearth, recessed shelving, cornicing and feature panel bay window. 17'10 x 13'9



FIRST FLOOR:

Landing:

Lounge:

With tiled surround fireplace with tiled inset and hearth. 19'4 max x 17'0 into bay



Bathroom:

With coloured suite comprising w.c., wash hand basin and bath.

SECOND FLOOR:

Bedroom 1:

With wash hand basin set in vanity unit with storage below, built in wardrobe and sea views.
14'2 x 15'7



Bedroom 2:

15'4 x 13'0



Bedroom 3:

With wash hand basin. 28'7 x 12'9



Bedroom 4:

With wash hand basin. 12'0 x 14'5

Bedroom 5:

8'8 x 8'4

Separate W.C.:

With wash hand basin and 'Velux' window.



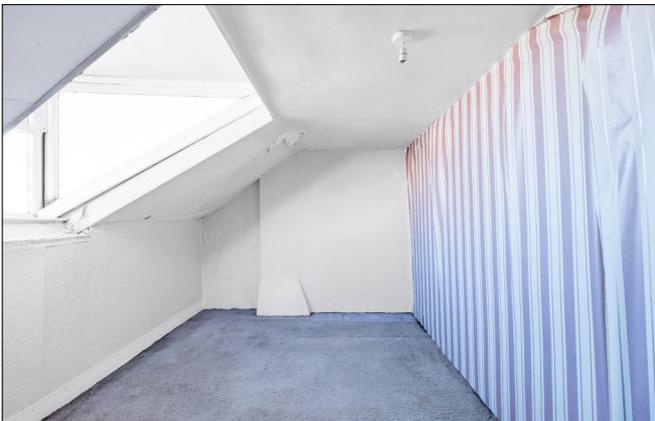
THIRD FLOOR:

Landing:

With 'Velux' window.

Bedroom 6:

15'5 x 15'9



Bedroom 7:

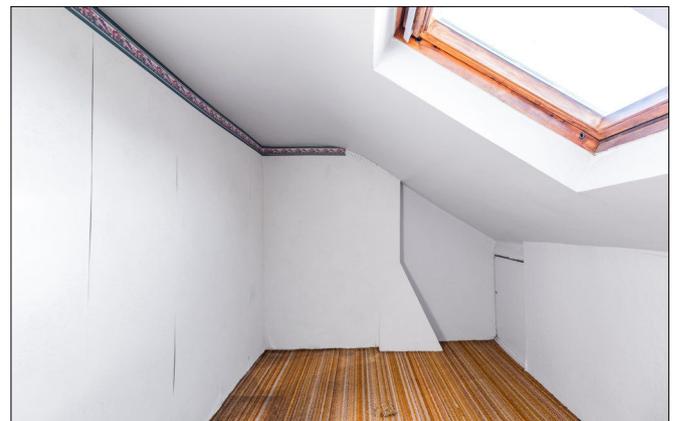
14'4 x 8'7

Bedroom 8:

10'8 x 8'7

Storage Room:

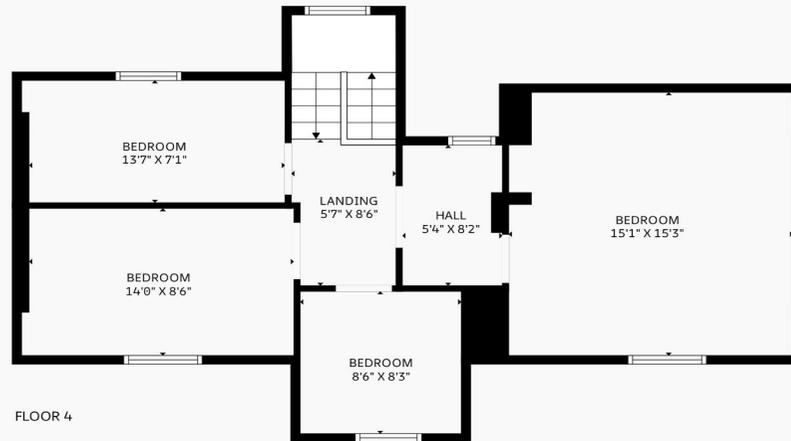
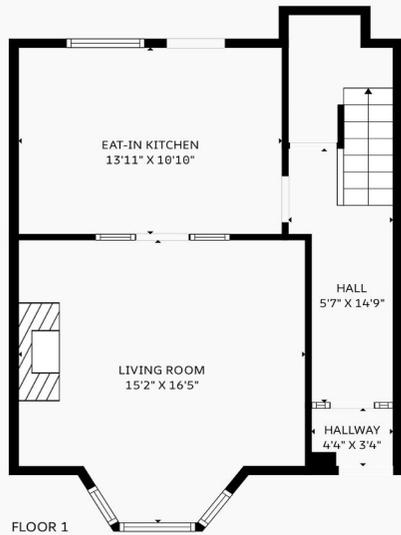
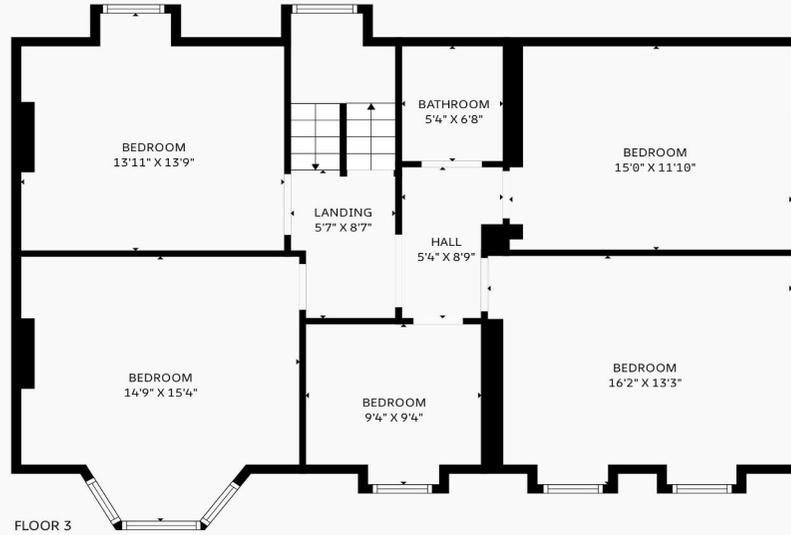
With 'Velux' window.



EXTERIOR FEATURES:

Garden to rear is fenced in with large concrete patio area and steps up to additional elevated garden area. Light to rear. Enclosed concrete area to front of property.



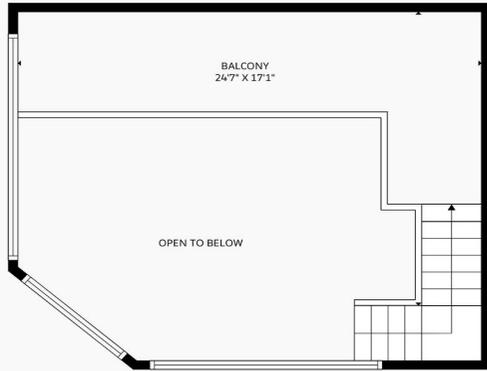


TOTAL: 2373 sq. ft

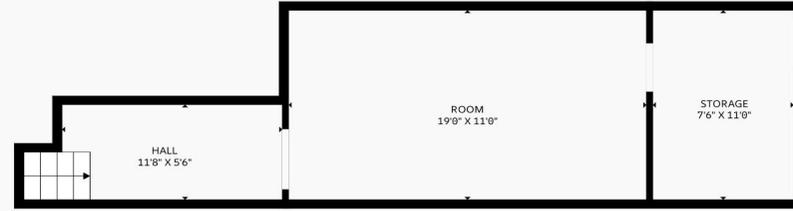
FLOOR 1: 509 sq. ft, FLOOR 2: 509 sq. ft, FLOOR 3: 866 sq. ft, FLOOR 4: 489 sq. ft
 EXCLUDED AREAS: BEDROOM: 177 sq. ft, LOW CEILING: 191 sq. ft, WALLS: 238 sq. ft



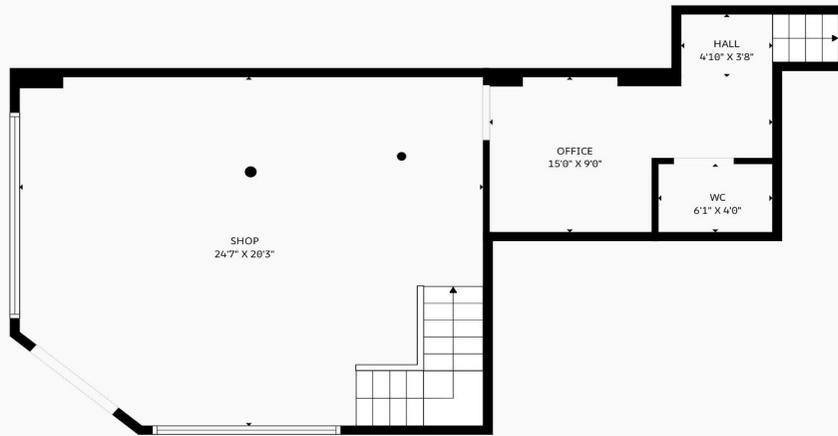
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FLOOR 3



FLOOR 2



FLOOR 1

TOTAL: 932 sq. ft

FLOOR 1: 647 sq. ft, FLOOR 2: 285 sq. ft, FLOOR 3: 0 sq. ft

EXCLUDED AREAS: STORAGE: 82 sq. ft, OPEN TO BELOW: 259 sq. ft, BALCONY: 222 sq. ft,

WALLS: 165 sq. ft



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