



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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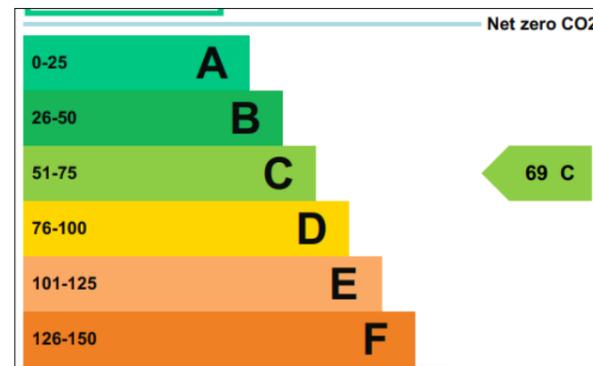


ARMSTRONG GORDON



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PORTRUSH

4 Causeway Street

BT56 8AB

For Rent: £15,000 Per Annum

028 7083 2000
www.armstronggordon.com

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Armstrong Gordon are delighted to present an excellent opportunity to lease this generously proportioned and completely vacant retail unit, offering exceptional flexibility for a broad variety of commercial uses (excluding hot food). Perfectly positioned in the bustling heart of Portrush town centre, this property provides an ideal setting for businesses seeking high visibility and consistent footfall. The unit boasts an expansive and bright main retail area, offering ample space for a wide range of layouts or merchandising options. Additional accommodation includes a well appointed kitchen area, a separate W.C. complete with wash hand basin, a practical storage room and a rear hall that enhances the functionality of the space. With its versatile layout and prime central location, this property presents an outstanding rental opportunity for any business looking to establish or expand its presence in one of Portrush's most sought after commercial areas. Enquiries and viewing appointments are warmly welcomed through the agent.

Proceeding along Main Street in Portrush, turn left onto Causeway Street. The retail unit is situated on the right hand side, directly opposite the No.1 at Causeway Street Restaurant, in a central and highly accessible location within Portrush.

ACCOMMODATION COMPRISES:

Main Shop:

With laminate wood floor and recessed plug sockets. 42'2 x 24'2

Rear Hallway:

11'0 x 4'1

Kitchen:

With single drainer stainless steel sink unit, low level units, space for fridge and tiled floor. 6'5 x 5'2

Store Room:

With light and power points and laminate wood floor. 19'9 x 12'8

Separate W.C.:

With wash hand basin with tiled splashback and tiled floor.

SPECIAL FEATURES:

- ** PVC Double Glazed Windows
- ** Solid Roller Shutters Controlled By Remote Control
- ** Sea View To Front
- ** Service Charge Presently £800.00 Per Annum To Include Buildings Insurance
- ** Access To Rear
- ** Negotiable Completion Date
- ** Alarm & CCTV Alarm System
- ** Hot Food Premises Prohibited

TENURE:

TBC

NAV:

£9,100.00 (Rates: £5,505.04 p/a approx.)

