



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

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

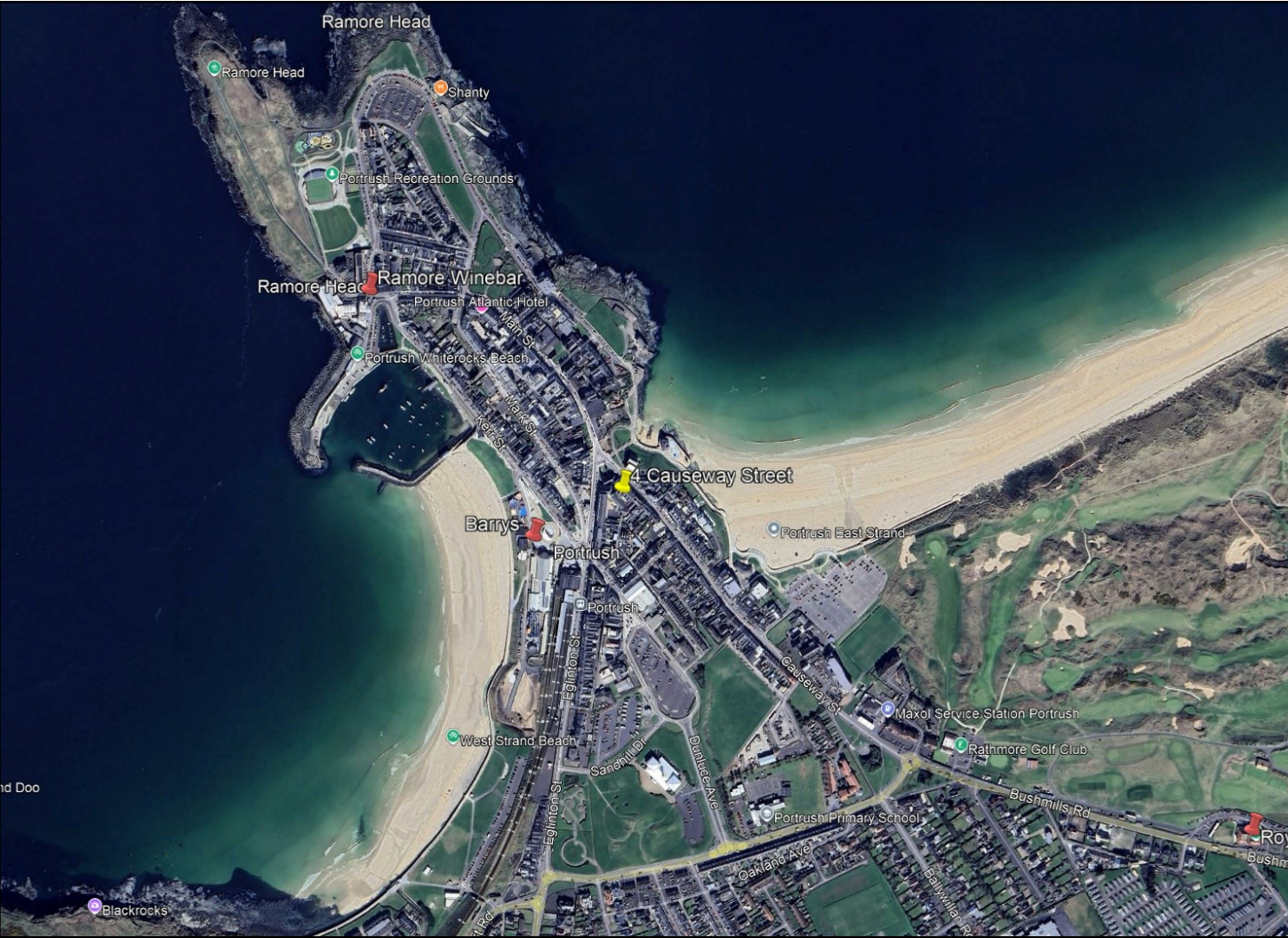
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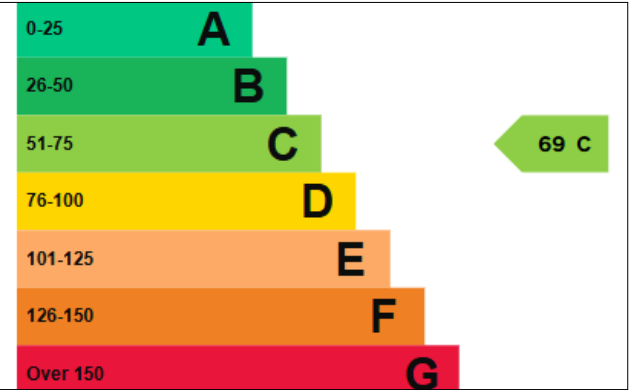
ARMSTRONG
GORDON



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PORTRUSH

4 Causeway Street

BT56 8AB

Offers Over £165,000

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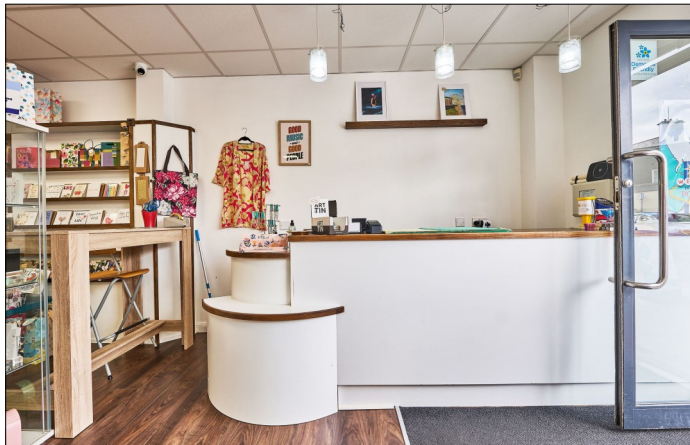
Armstrong Gordon are delighted to offer for sale this superb sized retail unit suitable for a variety of uses and presently being a highly successful gift shop business, located in the heart of Portrush town centre. The premises benefit from a large retail area and additional kitchen, separate w.c., wash hand basin, storage room plus rear hall. This property was constructed circa 2008 and also has sea views and is situated opposite the Arcadia building and steps leading down to a scenic beach. Footfall could hardly be any better due to its enviable position. Please contact agent to arrange a private internal viewing appointment.

As you proceed along Main Street in Portrush veer left onto Causeway Street and this retail unit will be located on your right, immediately opposite 1 at Causeway Street Restaurant in the centre of 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:

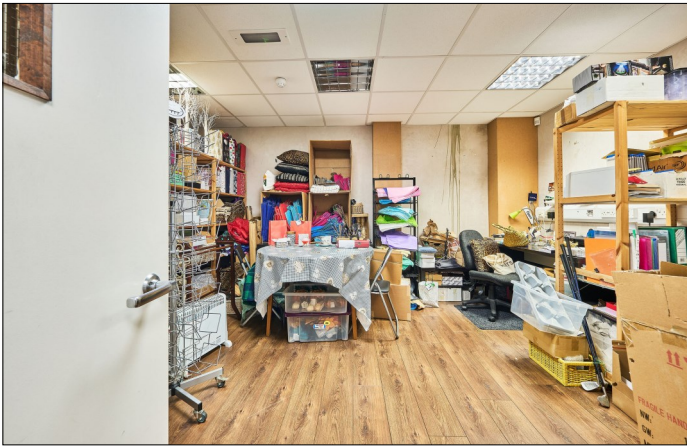
With single drainer stainless steel sink unit, low level units, space for fridge and tiled floor. 6'5 x 5'2

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
- ** Suitable For A Variety Of Uses & By Every Type Of Buyer
- ** Sea View To Front
- ** Service Charge Presently £800.00 Per Annum To Include Buildings Insurance
- ** Unit Has Been Meticulously Maintained By The Current Owner
- ** Suitable For Pension Investment
- ** Access To Rear
- ** Negotiable Completion Date
- ** Alarm & CCTV Alarm System

TENURE:

TBC

NAV:

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