



FOR SALE
PROMINENT RETAIL INVESTMENT
(BUSINESS NOT AFFECTED)



5-7 MAIN STREET
PORTRUSH , BT56 8BL

LOCATION

This landmark 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 in the heart of the Main Street being directly opposite one of the town's busiest amusement arcades and in close proximity to the Arcadia area on the seafront. 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.

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.

Portrush has a resident population of 6150 (2021 Census) but benefits from a large second holiday home population along with a strong visitor influx during the spring and summer months.

DESCRIPTION

The subject property is an end terraced commercial unit extending over two levels and is currently occupied by Gordons Chemists.

TENANT

The property is occupied under a 10 year lease with Gordons Chemists as part of Gordons Chemists Holdings (Northern Ireland) Limited the tenants.

Gordons Chemists are an established group of pharmacies having over 60 pharmacies in Northern Ireland and Scotland.

(028) 70344433

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ACCOMODATION

Net Internal Area c. 4220 Sq. Ft. 392 Sq. M

Ground Floor—c. 2100 Sq. Ft./196 Sq. M. including main retail area, dispencery and storage.

First Floor— c. 2100 Sq. Ft./196 Sq. M including open storage area, staff room/kitchen and WC.

Outside – enclosed rear yard.

SALE DETAILS

SALES PRICE: Offers over £395,000

TITLE: Freehold

Existing Lease:

Tenant—N & R Gordon Ltd

Passing Rent—£28,000 per annum

Term—10 years—expires 30 November 2034

Start Date— Original lease commenced 1 July 2014. Lease renewal 1 December 2024

Break Clauses—Tenants break 1 December 2028 and 30 November 2032

Rent Review—5 yearly

Repair Obligation—Tenant responsible for interior and exterior.

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

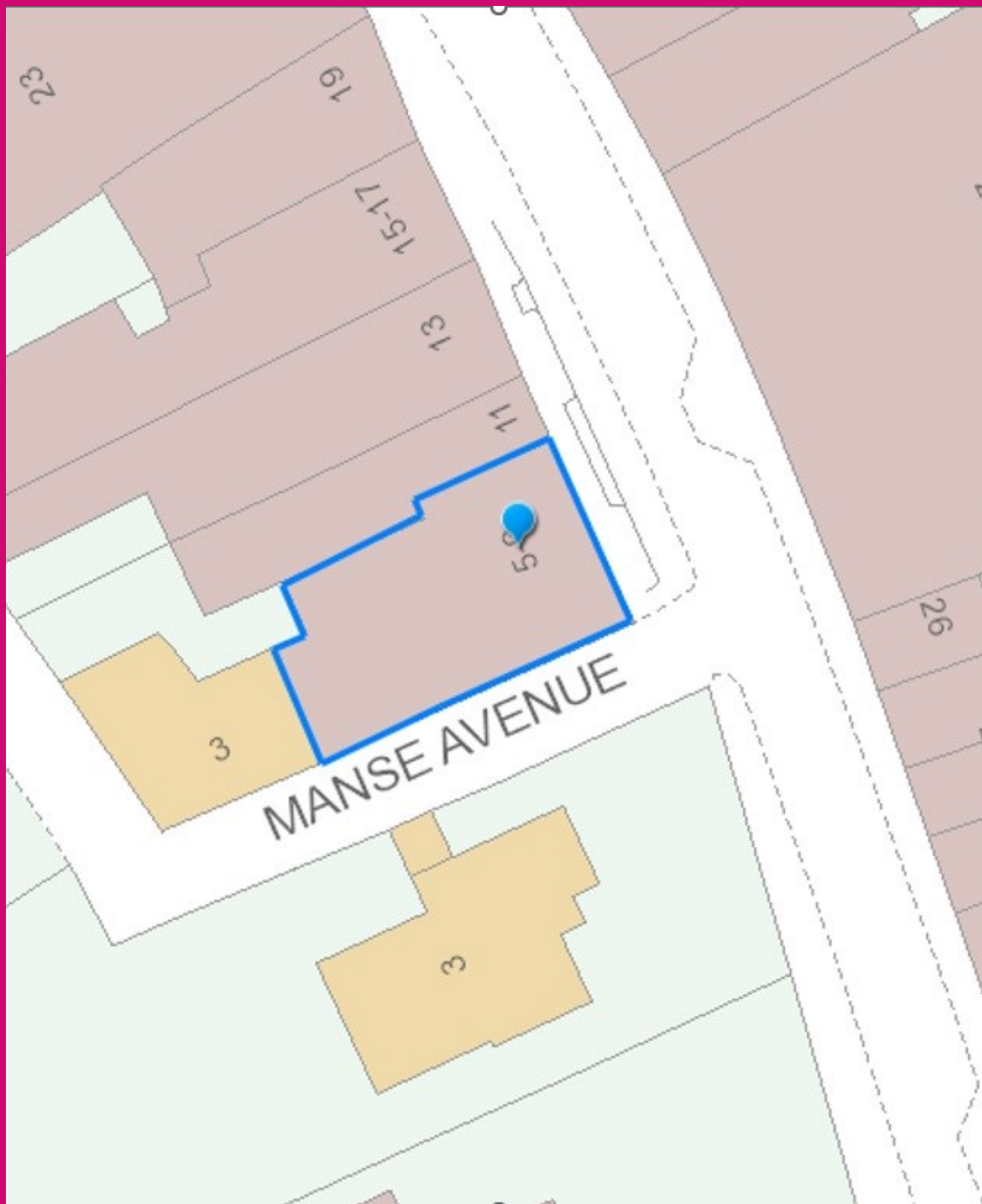
Viewing

Strictly By Appointment with Agent.

Further Details

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Solicitors—Anderson Gillan Barr, 41 New Row, Coleraine, BT52 1AE— FAO Andrew Taylor



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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