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



**ARMSTRONG
GORDON**



ARMSTRONG GORDON
 & Company Limited
 THE PROFESSIONAL PROPERTY AGENT [Est. 1947]



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BUSHMILLS

71 - 73 Main Street

BT57 8QB

Offers Over £149,000

Closing Date: Friday 4th October 2024 @12.00pm Approx.

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) 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 or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants 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; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

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Extremely large and deceptive prime town centre retail unit extending to approx. 1380 sq. ft on the ground floor with extensive additional lands to rear with storage units bordering road to rear. This property has full retail use passed and is suitable for any number of uses including possible redevelopment (subject to consents). Access and viewings available through agent.

Approaching Bushmills from either Coleraine, Portstewart or Portrush along the Dunluce Road, turn immediately right at the roundabout onto Main Street. No 71 will be the building on your right hand side just after the parking recess.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Main Shop:

35’7 x 18’1

Rear Shop:

18’10 x 17’1

Rear store area:

Subdivided into four areas.

Kitchen:

With stainless steel sink unit, high and low level built in units and integrated oven.

Derelict Flat:

FIRST FLOOR:

NO VIEWER ACCESS

Accessed through a separate door.

Open Plan Room:

25’5 max x 17’8

EXTERIOR FEATURES:

Outside to rear there are a variety of stores and yard extending to rear road access.

SPECIAL FEATURES:

- ** Prime Town Centre Location
- ** Commercial Unit Extends to 1380 Sq Ft Approx.
- ** Extensive Lands To Rear Of Shop Premises
- ** Large First Floor Area
- ** Full Retail Was In Place Having Previously Been Used As Fruit/Veg & Florist Shop
- ** No Access To First Floor For Safety Reasons

TENURE:

To Be Confirmed

NAV:

£4,750.00 (Rates: £2781.04 p/a approx.)

