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PORTSTEWART

Coffee Hut  
3 The Promenade  
BT55 7AF  
Offers Over £60,000

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**This unit is on the ground floor of the Carrig-na-cule development opposite Portstewart Harbour.**

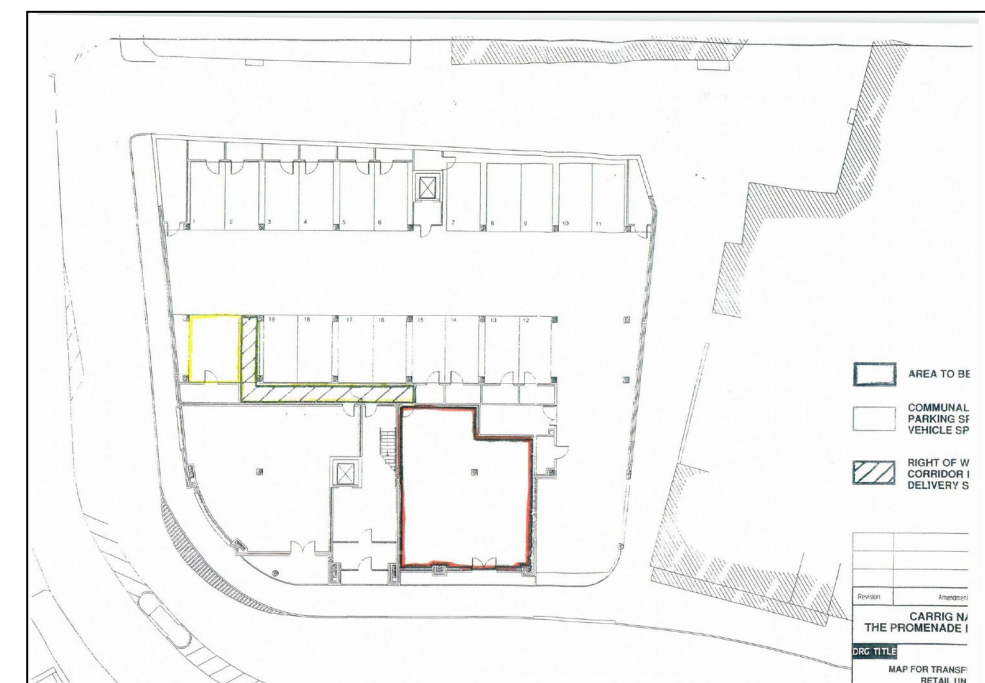
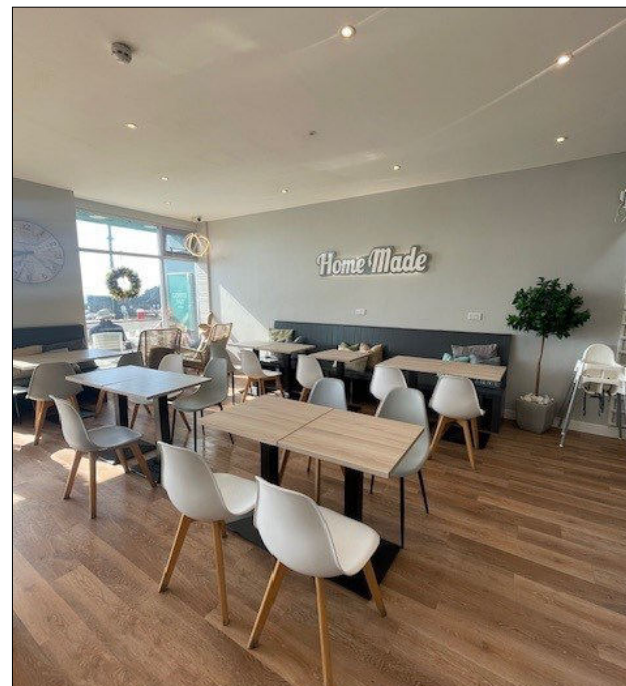
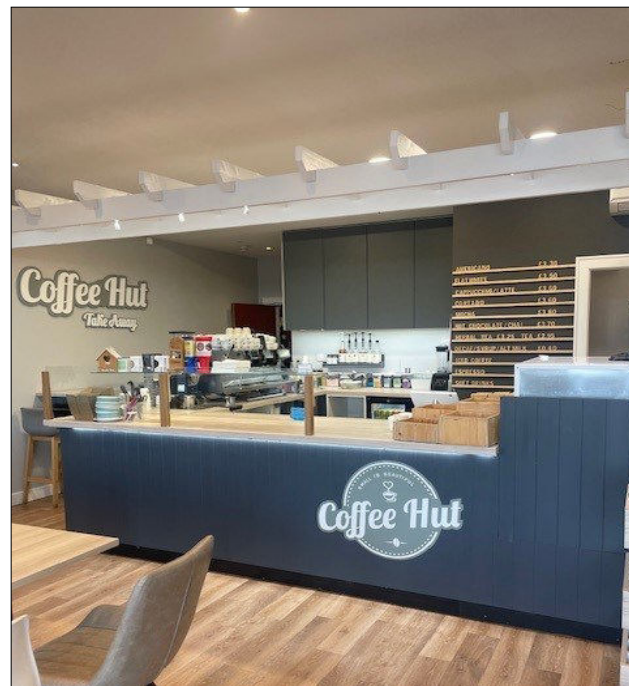
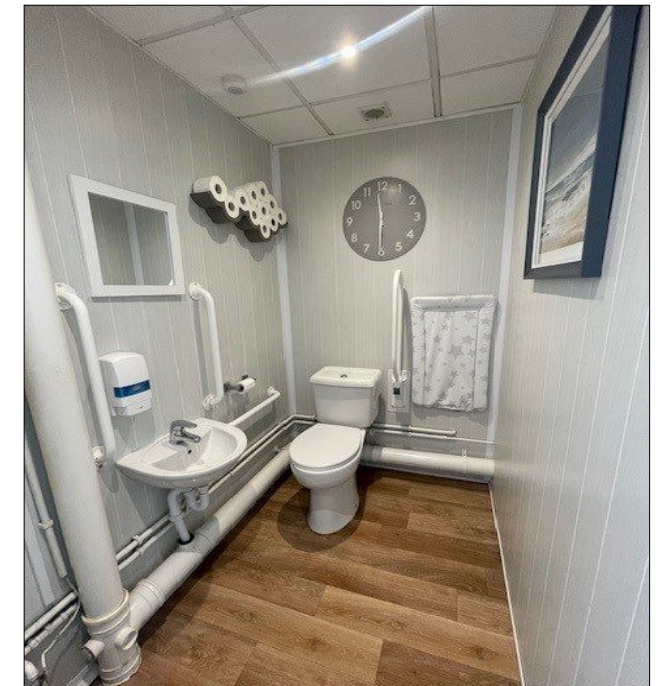
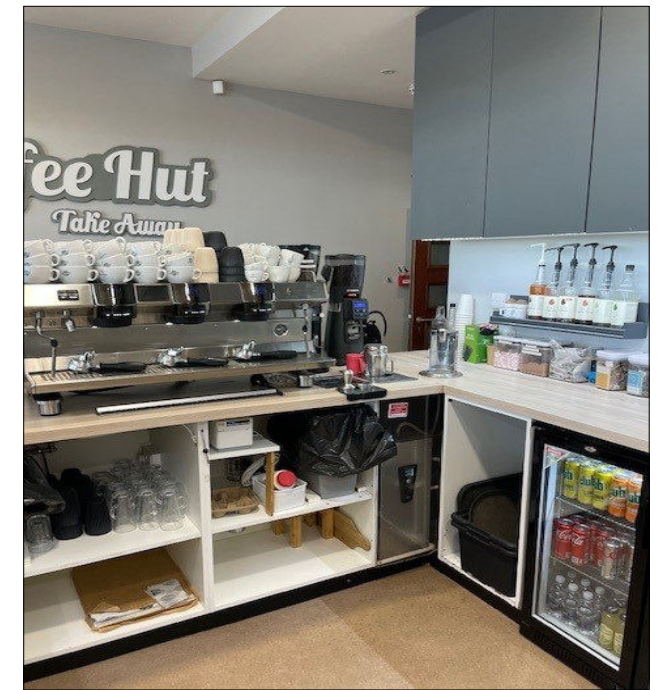
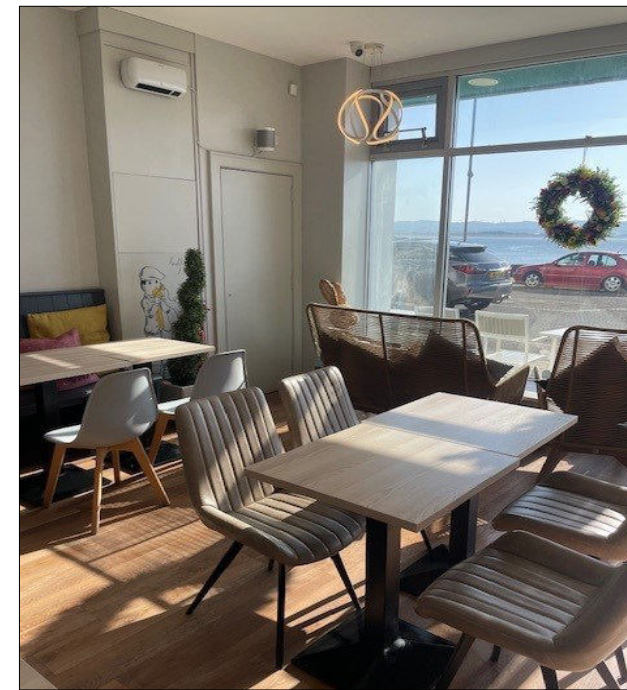
**GROUND FLOOR:**

Approx. 927 Sq. ft as per plan.

- \*\* Very Popular Centrally Located Coffee Shop Business With Established Clientele
- \*\* Accounts Available From Agent By Appointment (2024 Not Opened In The Evenings)
- \*\* Rental Currently £17,500.00 Plus Vat Per Annum However New Lease Terms Need Negotiated
- \*\* Service Charge Approx £195.00 Twice Annually. Insurance £1030.24 Per Annum
- \*\* Business Ready To Go & Includes Counter, Cabinets etc

## Leasehold

£16,300.00 (Rates: £9543.36 p/a approx.)







Land & Property Services  
Seirbhísi Talún & Maoine  
THE LAND REGISTRY | CLARLANN NA TALÚN

Date: 03 Jan 2020  
County: Londonderry  
Folio: LY83802L  
Scale: 1:1250  
Our Ref: 2020/5217  
Your Ref: W391/19/JC  
Map Ref(s): 00515NE4.00516NW3

Sheet 1 of 1

Key to folio labels:

**a - LY83802L Ground Floor**

This map is for location purposes only (Rule 14(1) of the Land Registration Rule (Northern Ireland) 1994 as amended by paragraph 12 of the Schedule to the Amendment Rules 2003). Folio boundaries are not guaranteed. Section 54 of the Land Registration Act (Northern Ireland) 1970. The co-existence of Land Registry mappings and OSM features may have been affected by revisions of the OSM map subsequent to registration.

This map has been prepared using the latest scale Land Registry map available for the area. Any future Deed map should be based on the latest scale OS Link Grid Plan available for the area.  
N.B. Folio boundaries are not necessarily correct as described on the field. See also the Land Registration Act (NI) 1970. Where there is any doubt concerning boundaries, the original Instrument or Document should be inspected.

This copy map shows the location of the lands comprised in the folio label above.

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