



**OKT**  
O'CONNOR KENNEDY TURTLE

**FOR SALE**

**Victoria Yard, 7c Eglinton Lane, Portrush, BT56 8DL**

**Potential Development Site of c. 0.16 Acres**



Approximate boundary shown



# LOCATION

Portrush is a popular seaside town with a population of 6,454. The subject property is located in the heart of Portrush along the main part of the old town neighbouring the railway station, hotels and restaurants. The property is situated within walking distance of the town centre and all local shopping and local amenities.

# DESCRIPTION

The property is enclosed by high perimeter fencing and a 24 foot electric gate as well as CCTV security. The main unit has concrete flooring and benefits from a new roof added in 2015. The mobile home unit is fitted with a shower and kitchenette.

The site has strong potential to be developed possibly into town houses or apartments, for private or social housing subject to planning permission.

# ACCOMMODATION

SITE AREA                      c. 0.16 ACRES

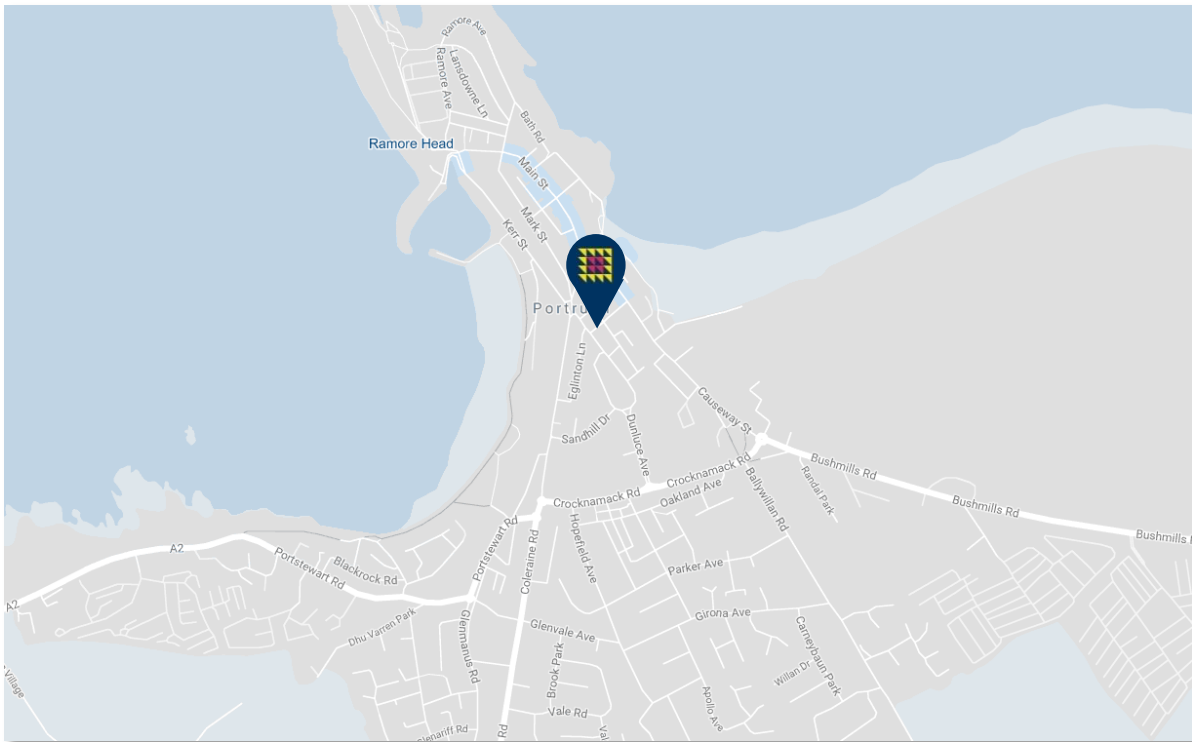
MAIN WORKSHOP		
60ft X 20ft	111.5 sq m	1,200 sq ft
MOBILE HOME		
3.6 X 5.9m	21. 2 sq m	228.1 sq ft
En suite (Shower) 1.5 X 2.7m	4.1 sq m	44. 1sq ft

# SALES DETAILS

PRICE:                      Offers invited around £250,000

TITLE:                      Assumed Freehold Title or similar unencumbered long leasehold title.





## NAV

The commercial rate in the pound for 2018 / 2019 is £0.578876.

The NAV is currently listed as £1,850

## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

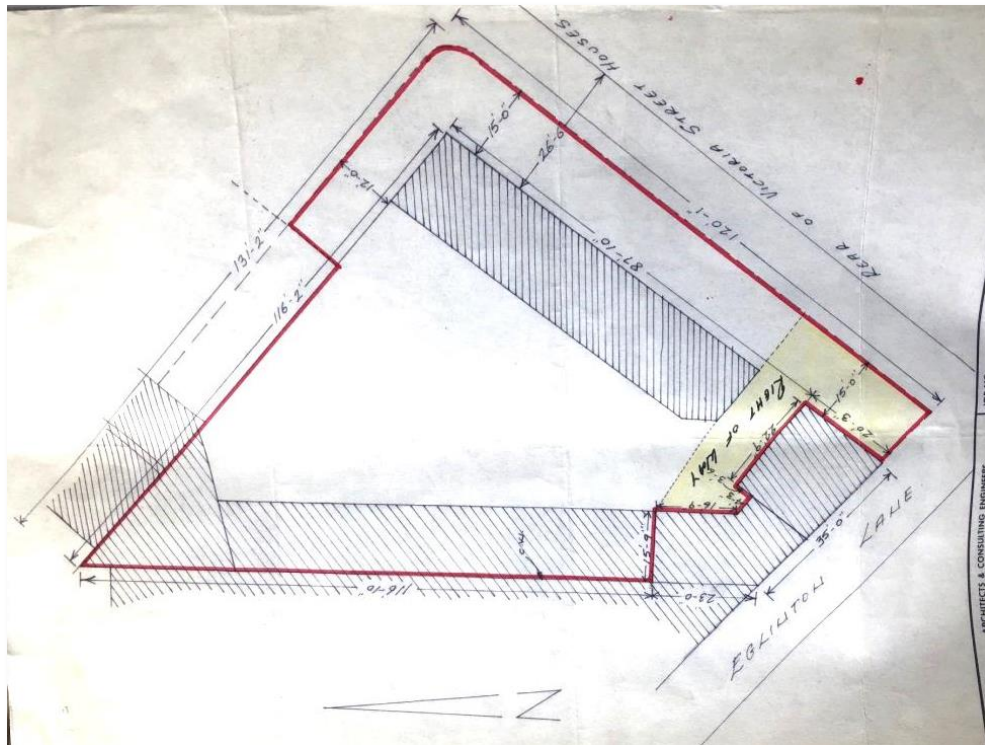
## FURTHER DETAILS

CONTACT: HENRY TAGGART | [henry.taggart@okt.co.uk](mailto:henry.taggart@okt.co.uk)

Our Ref: HT/RM/C4109A

### Title Map

The Land to be sold shown outlined in red.



O'Connor Kennedy Turtle  
20 – 22 Stable Lane  
Coleraine BT52 1DQ  
T +44 (0)28 7034 4244



OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) 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 at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant 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 (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.