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71c The Promenade, Portstewart, BT55 7AF

Prominent Retail Unit (Established use as a café / ice cream parlour - Fully Fitted Inventory also for sale)

LOCATION & DESCRIPTION

Opportunity to secure a trading position along the coveted Portstewart Promenade, due to the pending retirement of the outgoing tenants. This is one of the strongest trading locations on the whole of the Causeway Coast in the very heart of the popular resort town of Portstewart.

The renowned and bustling seaside resort in the North West of Northern Ireland which is arguably the country's premier coastal destination, best known for its harbour, West facing Promenade and scenic coastal path which leads to the idyllic Portstewart Strand and Portstewart Golf Club.

The subject property occupies a prominent position along the towns commercial trading strip with good access to central parking. Portstewart has a strong retail offering interspersed with leisure and residential uses. The property benefits from panoramic sea and coastline views overlooking The Crescent, Dominican College, the Atlantic Ocean and beyond to the Donegal Headlands. Nearby occupiers include Villa Complex, Roughan's Gelato, Bob & Berts, Coffee Hut and The Anchor Complex.

The property itself provides a fully fitted ground floor retail unit constructed of modern construction. It has for many years now traded as a well established local café supplying Mauds Ice Cream. At this early stage the opportunity exists to purchase the outgoing inventory which includes recently purchased bespoke fittings and equipment. There is an extensive retail area with dual fronted ice cream servery, chill cabinet and outer café counter area with the well equipped kitchen to the rear to include walk in fridge and freezer rooms. Rear access is also available for servicing up through to Church Street. Full Inventory and pricing available on request. Currently internal seating for 60 patrons with additional 10 or so externally also available.



ACCOMMODATION

DESCRIPTION

AREA (M²)

AREA (SQ FT)

Retail Area	120.8	1,300
Kitchen Area	45.7	492
WC Facilities (to include accessible)	-	-
TOTAL ACCOMMODATION	166.5 sq m	1,792 sq ft

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: C4250



LEASE DETAILS

RENT:	£28,000 per annum.
EQUIPMENT PREMIUM :	Details of asking price on application.
TERM:	15 years with 3 year rent reviews
REPAIRS / INSURANCE:	Full repairing and insuring lease.
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.



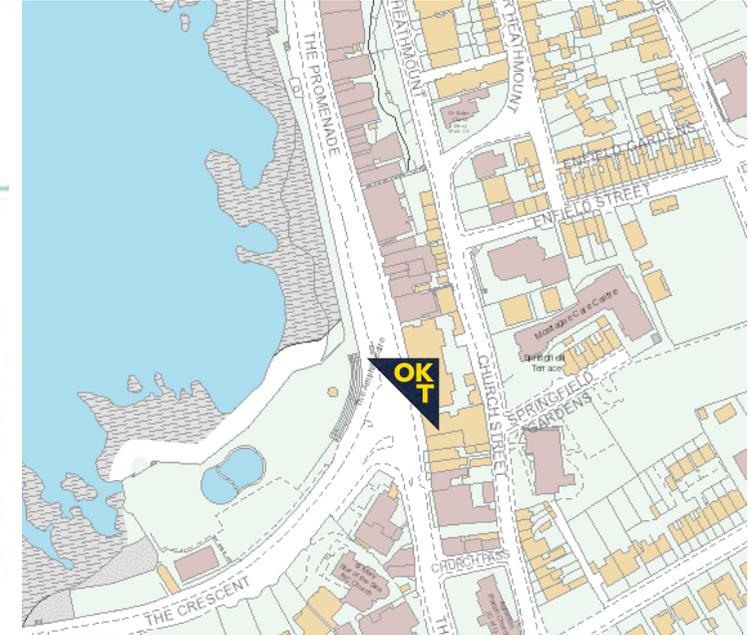
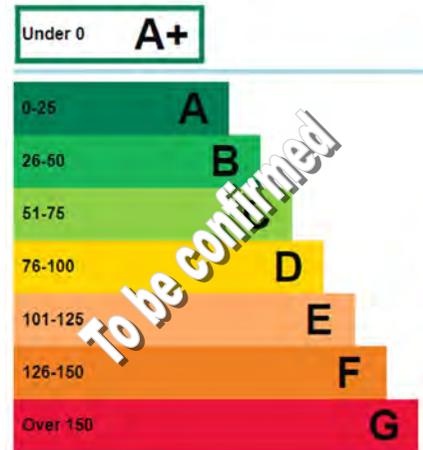
NAV (RATES PAYABLE)

NAV: £15,200

Estimated rates payable in accordance with LPS Website: £8,440

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

EPC (ENERGY EFFICIENCY) SHOWN RIGHT



FURTHER INFORMATION

For further information / viewing arrangements please contact:

HENRY TAGGART

Henry.Taggart@okt.co.uk

SHAUNNA BROLLY

Shaunna.Brolly@okt.co.uk



O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244

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