

# TO LET

FORMER BARRY'S COMPLEX,  
16 EGLINTON STREET, PORTRUSH,  
CO. ANTRIM, BT56 8DX

UNIQUE ENTERTAINMENT & LEISURE OPPORTUNITY  
(EQUIPMENT NOT INCLUDED)

SITE AREA c. 2.22 ACRES  
BUILDINGS c. 31,500 SQ FT



ALL ENQUIRIES



LOCATION	DISTANCE	DRIVE TIME
Portstewart	3.6 miles	10 min
Coleraine	5.7 miles	13 min
Ballycastle	18.0 miles	30 min
Belfast	59.8 miles	60 min



## LOCATION

Portrush enjoys a spectacular location on the North Coast famous for its panoramic views over the ocean of the Causeway Coast towards Scotland and the Donegal hills. It is situated on a mile-long peninsula extending out into the Atlantic Ocean.

Portrush remains one of Northern Ireland's premier tourist resorts with many major events taking place annually such as The North West 200, Portrush Raft Race and The Air Waves event which bring in approximately 1.5 million tourists to the North Coast. The Open will once again be held at Royal Portrush Golf Club in 2025 which will attract a significant number of additional tourists in the coming years.

There is an abundance of historic sites and tourist attractions to visit, including the world-famous Giant's Causeway, Bushmills' Distillery and Dunluce Castle, all within easy access.

## DESCRIPTION

The site extends to approximately 2.22 acres (0.90 ha) and consists of the former Barry's Amusement Site, which includes circa 31,500 sq ft of buildings located in the heart of Portrush. Barry's was opened over 90 years ago in 1926 by the Trufelli family and was widely recognised as Northern Ireland's largest and longest running amusement park.

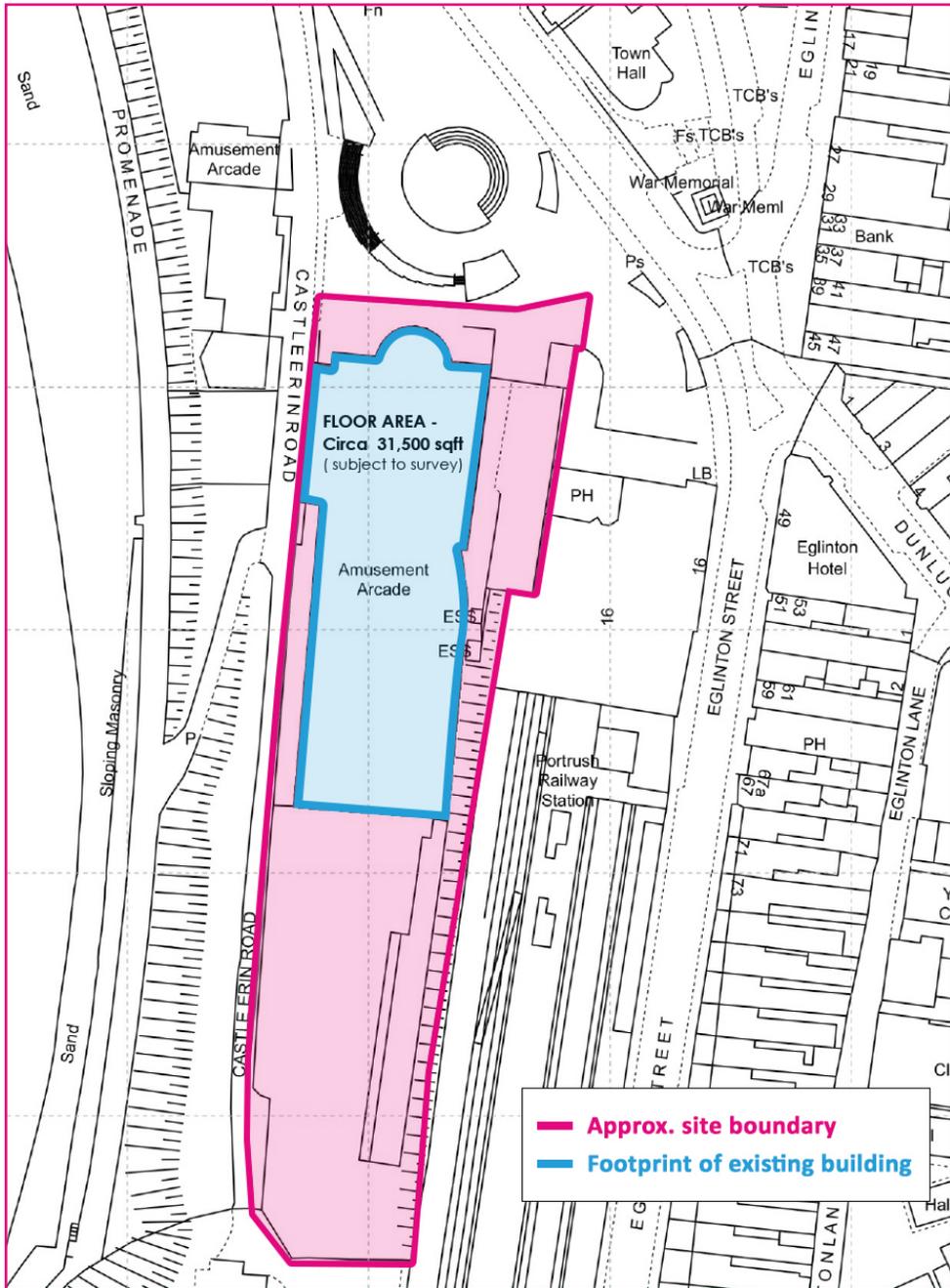
The site sits in a highly prominent sea-edge location, between the newly renovated Portrush Train Station and Portrush Beach. The site benefits from key frontage to both the western and northern edge with magnificent coastal views. The immediate vicinity comprises a healthy mix of residential, commercial, retail, leisure and food and beverage uses.

The property is approached via Kerr Street/Castle Erin Road and enjoys direct pedestrian access onto the recently refurbished public realm space surrounding the Portrush amphitheatre, as well as the promenade and beach at West Strand.



**Highly prominent and established leisure destination**

**Existing leisure complex benefitting from direct access to public realm piazza and the West Strand**



## LEASE DETAILS

We have been instructed to secure a tenant for this prime leisure and entertainment venue. We are open to discussions with all potential occupiers and further information on lease term and rent are available on request.

## EQUIPMENT

Please note the equipment is the property of the former owners and does not form part of any leasing agreement.

## INSPECTION

Strictly by prior appointment with the joint selling agents.

## VAT

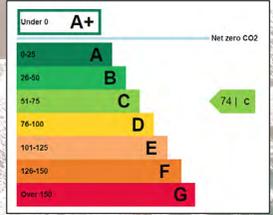
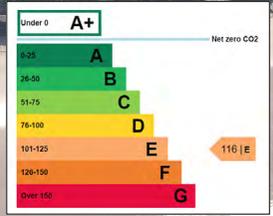
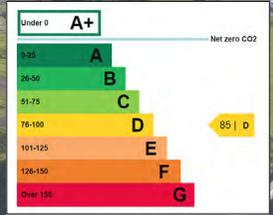
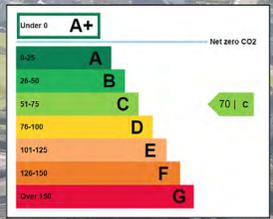
All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

## EPC

C70, C74, D85, E116



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