



80 THE PROMENADE & 4 CHURCH STREET, PORTSTEWART, BT55 7AH



- FOUR STOREY MID TERRACE
- COMPRISING TWO COMMERCIAL UNITS &
- THREE SELF CONTAINED FLATS
- POTENTIAL REDEVELOPMENT OPPORTUNITY (SUBJECT TO PLANNING PERMISSION)
- SUPERB LOCATION

OFFERS OVER £295,000

(028) 7034 4433

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The subject property is located in the popular sea side town of Portstewart and occupies a prominent position along The Promenade and extends back onto Church Street.

Surrounding occupiers include Villa, Peter Osbourne Butchers, The Anchor and Boots.

FEATURES

- Four storey mid terrace.
- Prominent location along The Promenade.
- Comprising two commercial units and three self contained apartments.
- Oil fired central heating and part double glazed windows.
- Development potential Subject to Planning Permission

ACCOMMODATION

GROUND FLOOR - COMMERCIAL

RETAIL No. 1 c. 51.75 Sq. M. (557 Sq. Ft.)

Open plan shop front with additional storage to the rear

WC - low flush WC and wash hand basin

FIRST FLOOR APARTMENT

Lounge 3.88m x 4.04m

Feature fire place, carpet, PVC panel to front windows.

Bedroom 1 - 3.85m x 4.03m (at widest point)

Bedroom 2 - 1.68m x 2.29m

Kitchen 2.57m x 2.26m

Low level units, tiled floor, stainless steel sink with drainer unit, part tiled walls, space for hob/oven & fridge

Bathroom

PVC panels to the walls, laminate floor, low flush WC, pedestal wash hand basin, bath with electric shower over

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SECOND FLOOR DUPLEX APARTMENT

Lounge - 3.99m x 4.17m

Carpet floor, part wooden panelling to walls

Office 2.04m x 3.14m

Kitchen / Dining - 4.38m x 4.22m

High and low level storage units, space for hob/oven, stainless steel sink and drainer, space for washing machine, laminate floor

WC—low flush WC

Bedroom - 2.28m x 2.24m

Laminate floor, wash hand basin.

Bathroom

Low flush WC, bath with electric shower over, tiled wall and wash hand basin.

Upper floor:

Bedroom 1 - 4.25m x 4.4m

Bedroom 2 - 4.23m x 3.5m

Bedroom 3 - 2.5m x 2.97m

4 CHURCH STREET - RETAIL No. 2

(Business Not Affected)

Ground floor commercial unit

c. 30.5 Sq. M. (328 Sq. Ft.)

Retail area with kitchenette and WC

APARTMENT TO THE REAR (over Church Street)

One bed apartment above Retail 2.

Continued overleaf.



Regulated by RICS



Tenancy Information

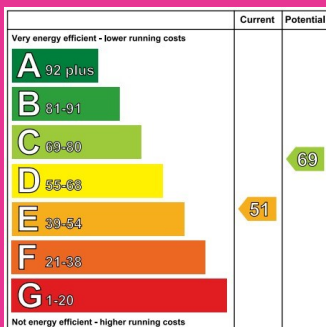
For full details of passing rents / leases etc please contact the agent

ADDITIONAL INFORMATION

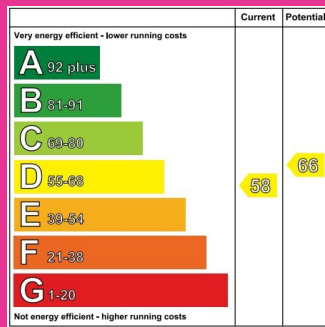
TENURE: TBC

ANNUAL RATES: Contact Agent for further information

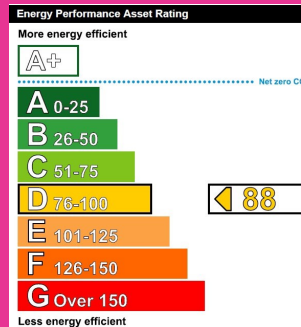
VIEWINGS: Viewings strictly by appointment with Agent



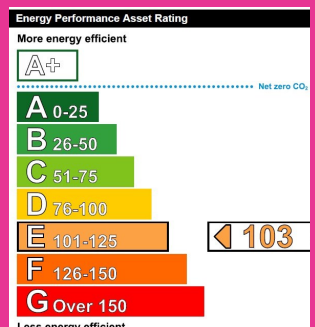
2a Church Street



4a Church Street



4 Church Street



80 The Promenade

PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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