

Asking Price
£70,000



82 Main Street, Portrush, BT56 8BN



- Superb Retail Unit situated in a Prime Town Centre Location
- Excellent Shop Frontage
- Immediate occupation available
- Suitable for a variety of uses subject to the necessary approvals
- Business unaffected



This is a superb opportunity to purchase a prime ground floor retail unit of approximately 150 sq. ft. set in the heart of Portrush. The property benefits from prominent frontage onto Main Street, which is part of the towns one-way system and therefore provides a high level of passing traffic.

The property is ideal for those looking to purchase a modern retail investment property, or those wishing to purchase a sound building to trade from. The property has the potential for an alternative use subject to the necessary consents and approvals being obtained.

The subject property current configuration comprises of a large open-plan retail area spanning 17'06" x 8'07" (circa 150 sq.ft in area) together with a separate w.c and storage area.

Portrush is a popular seaside town on the North Coast approximately 60 miles north west of Belfast and approximately 6 miles north of Coleraine. The north coast is renowned for its spectacular coastline, sandy beaches and panoramic scenery. The town is one of Northern Ireland's leading tourist resorts with a variety of activities and amenities that include water sports, championship golf courses and tourist attractions such as the Giants Causeway and The Old Bushmills Distillery. Neighbouring occupiers include Troggs, Portrush Atlantic Hotel, The Adelphi and The White House, Kiwi Brew Bar and Kennedy & Wolfenden.

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons
9 Dunmore Street, Coleraine
Tel. 028 703 43677/21133
www.bensonsni.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.