

TO LET

WELL LOCATED RETAIL/OFFICE UNIT



22 THE DIAMOND
PORTSTEWART
BT55 7JN





LOCATION / DESCRIPTION

- Well located retail/office unit within the seaside town of Portstewart
- Portstewart would often be seen as the North Coasts premier seaside town enjoying a high network of owner occupiers, holiday home owners and visiting tourists.
- This ground floor unit offers the ideal premises for either a professional person looking to start their own business or for an established business to open an office/retail premises.
- The location of the unit benefits from high visibility to passing traffic as it is situated in the Diamond area which is the main thoroughfare into the town of Portstewart.

(028) 7034 4433

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ACCOMMODATION

	Sq. M.	Sq. Ft.
Retail Area:	c. 26.85	289
Kitchen:	<u>c. 6.4</u>	<u>68.88</u>
TOTAL:	c. 33.25	357.89

Built in storage cupboards

Toilet comprising low flush WC and wash hand basin.

Access to rear yard area.

LEASE DETAILS

TERM:	3 years
RENT:	£5,200 per annum
REPAIRS:	Tenant responsible for internal repairs.
INSURANCE:	Landlord to pay and tenant to reimburse a fair portion of the annual premium
RATES:	Tenant responsible for annual rates.
VAT	Price quoted is exclusive of but maybe subject to VAT.



Regulated by RICS



Viewing

Strictly by appointment with Agent.

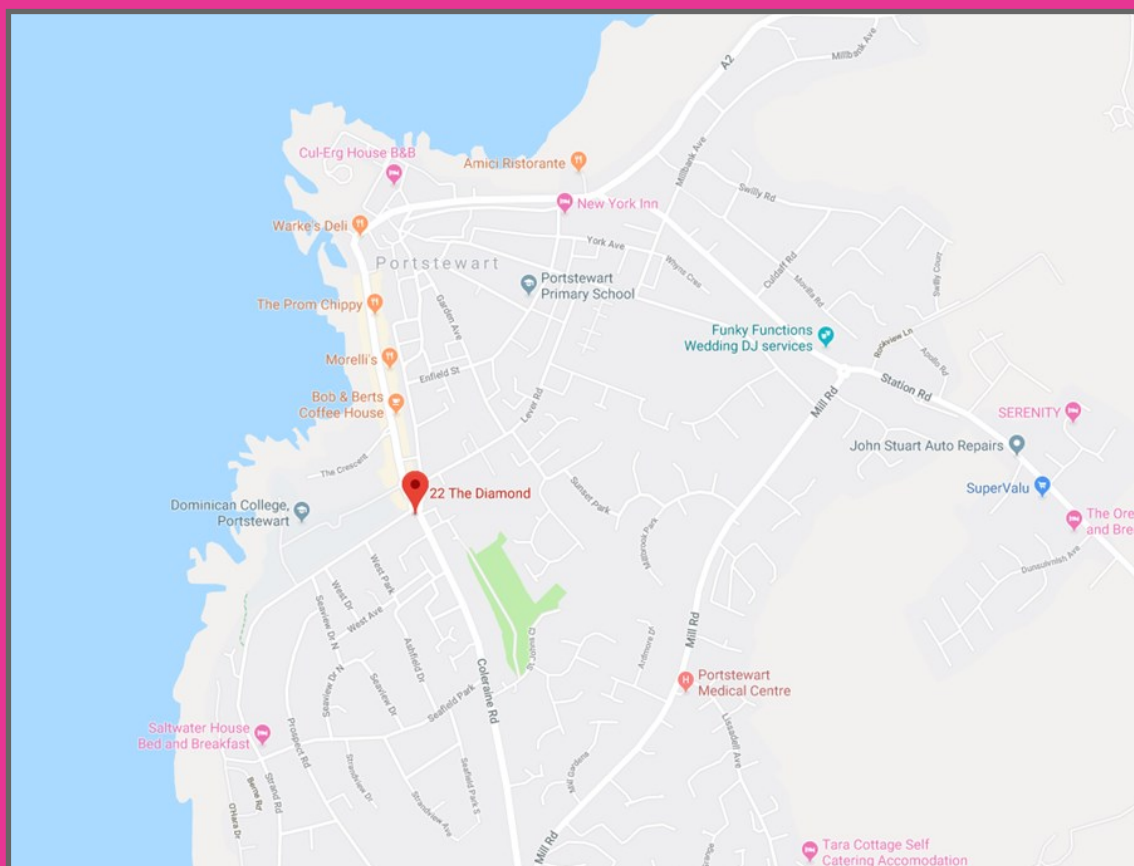
NAV

We understand from the Land & Property Services website that the current NAV is £4,850.

The commercial rate in the pound for 2019 / 2020 is £0.588556.

EPC Rating

TBC



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

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