Unit 2, Causeway Street, Portrush, BT56 8AB

- **Commercial Premises**
- **Versatile Premises**
- **Excellent Town Centre Location**
- **Approximately 1800 sq ft**
- **Busy Thoroughfare**
- **Excellent Business Opportunity**

OFFERS OVER £120,000

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- 2 Minute Walk to East Strand Beach
- Versatile Accommodation
- Prominent Town Centre Location
- Rates - Approx £   per annum
- Management fees - Approx £300 per annum

This is an excellent opportunity to purchase commercial premises situated in the heart of the popular seaside town of Portrush on the beautiful North Coast.

The premises are approximately 1800sq ft and include retail area, toilet facilities, 3 stores and kitchen. The premises are versatile and are suitable for a variety of commercial business operations.

Interested parties should be aware that £6.5 million has been spent on the main thoroughfare within Portrush, to rejuvenate the area, in the run up to the staging of The Open 2019 at Royal Portrush Golf Club. The beautiful North Coast attracts approximately 1.5 million tourists annually.

This commercial unit is situated on a busy thoroughfare and is an excellent business/investment opportunity. Please note this commercial unit is subject to VAT.

MAIN AREA (19'11 x 32'6")(6.06m x 9.90m)
Carpet, lighting.

STORE 1 (20'0" x 9'4")(6.10m x 2.84m)

KITCHEN (7'3" x 9.6")(2.22m x 2.90m)

STORE 2 (19'3" x 28'1")(5.87m x 8.56m)

STORE 3 (8'0" x 11'0")(2.44m x 3.34m)

3 x SEPARATE WCs

More energy efficient

A+

.... Net zero CO$_2$ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

◄ 102 This is how energy efficient the building is.

F 126-150

G Over 150

Less energy efficient
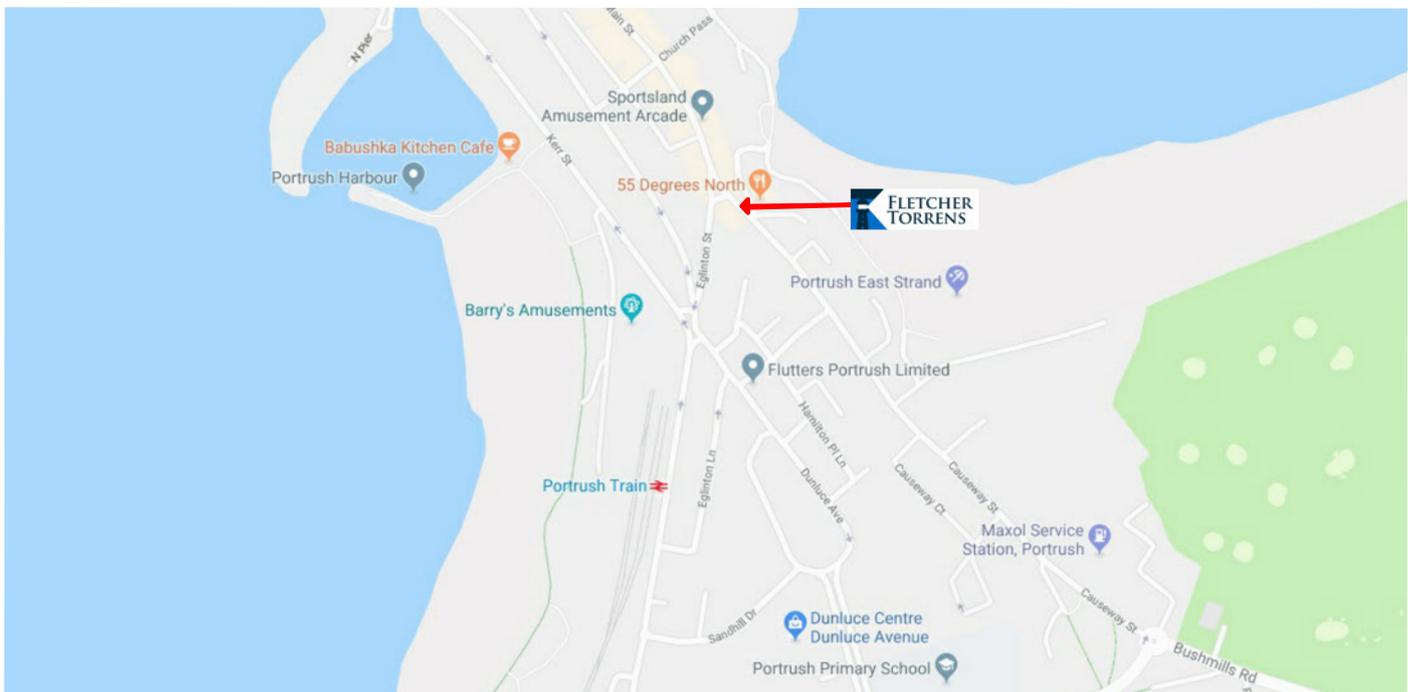
DIRECTIONS

Entering Portrush from the Bushmills Roundabout, turn onto Causeway Street, travel approximately 500 metres and Unit 2, Causeway Street is situated on the left hand side.

PLACING AN OFFER

When placing an offer we will require the following information:
- Name and Address of all Purchasers
- Contact Number
- Email Address
- Details of Property to Sell
- If you are Cash/Subject to Mortgage

PROOF OF FUNDS

Due to the Money Laundering Regulations 2017 (MLR2017) we are required by law to have the following on file for all purchasers:
1. **Purchaser's ID**
- A copy of each individual purchasers' photographic ID, e.g. passport or driving licence.
2. **Proof of Funds**
- A decision in principle for mortgage OR a letter from a financial advisor/ accountant/ solicitor stating there is sufficient funds OR copy of a bank statement.
3. **Proof of Current Address**
- Copy of a utility bill, e.g. telephone or rates

Lettings Department	FLETCHER TORRENS	**Mortgage Advice**
Fletcher Torrens have an experienced and professional lettings department who offer a comprehensive letting service. For further details please contact our office. Tel: 028 7082 4999 E: lettings@fletchertorrens.com	**OFFICE OPENING HOURS** Monday 09:00 - 17:00 Tuesday 09:00 - 17:00 Wednesday 09:00 - 17:00 Thursday 09:00 - 17:00 Friday 09:00 - 17:00	If you are moving house or investing in property, we can put you in touch with a professional mortgage advisor. This is a free, no obligation service, so why not contact Mark Shields to see what he has to offer. Tel: 028 9023 4433 Mob: 077 9977 1861 E: mark@shieldsfinance.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Fletcher Torrens has the authority to make or give any representation or warranty in respect of the property.