



FLETCHER TORRENS

Property Sales and Lettings



BUSINESS NOT AFFECTED

111 Eglinton Street, Portrush, BT56 8DW

- NITB Approved Guest House
- 12 Guest Bedrooms
- Dining Room for 24 Guests
- Excellent Business Opportunity

OFFERS AROUND £324,950

HERE 7 DAYS A WEEK FOR YOU

ADDITIONAL KEY FEATURES

- Excellent Town Centre Location
- Well Presented Throughout
- Close to Local Amenities
- Oil Fired Central Heating
- uPVC Double Glazing
- Rates Approx £1803 per annum

This is an excellent opportunity to purchase Port-Na-Glas Guest House as a going concern, a well established NITB Approved Guest House in the seaside resort of Portrush.

Enjoying a town centre location, the property is in excellent decorative order and consists of 12 guest bedrooms (7 en-suite), dining room with seating for 24 guests, well equipped kitchen & laundry room and private living quarters.

The property is within easy walking distance to the train station, beaches, restaurants, bars, shops and golf courses and within easy access to all the popular tourist attractions the beautiful North Coast has to offer. Many exciting events are held annually in Portrush including NW200, Raft Race and the Air Show all which bring in approximately 1.5 million tourists to the North Coast. The Open 2019, which was held at Royal Portrush Golf Club in July 2019, was a major success and has put Portrush and the North Coast firmly on the map, which will surely attract many more tourists over the coming years. The North Coast offers a range of outdoor activities from excellent surfing, magnificent coastal & forest walks and first class golf courses. There is an abundance of historic sites and tourist attractions to visit, including the world famous Giant's Causeway, Bushmills' Distillery and Dunluce Castle, just to mention a few, all within easy access.

It is the intention of the vendor to provide all business furniture and fittings making this an ideal business opportunity not to be missed.

Please contact Fletcher Torrens for further details.

ACCOMMODATION

PORCH

Tiled flooring, lighting.

HALLWAY

Carpet, power points, understair storage cupboard.



DINING ROOM (28'4" x 13'4") (8.64m x 4.07m)

Laminate flooring, power points, storage unit.





KITCHEN (11'0" x 12'4")(3.34m x 3.75m)

Tiled flooring, eye and low level units, tiled splashback to ceiling, display cabinets, integrated hob, eye level oven, ceramic 1.5 sink unit, space for fridge/freezer, blinds.



UTILITY ROOM (9'1" x 11'7")(2.76m x 3.54m)

Tiled flooring, eye and low level units, stainless steel splashback, PVC panelling, integrated sink and vegetable sink, gas hob, oven, space for fridge/freezer, stainless steel extractor.



SNUG (9'5" x 7'11")(2.87m x 2.41m)

Laminate flooring, power points, TV point.



BEDROOM (9'4" x 7'11")(2.84m x 2.41m)

Laminate flooring, power points, TV point, blinds.



LAUNDRY ROOM (7'11" x 6'3")(2.41m x 1.91m)

Vinyl flooring, plumbed for washing machine, space for dryer, shelving, shower cubicle, blinds.



FIRST FLOOR

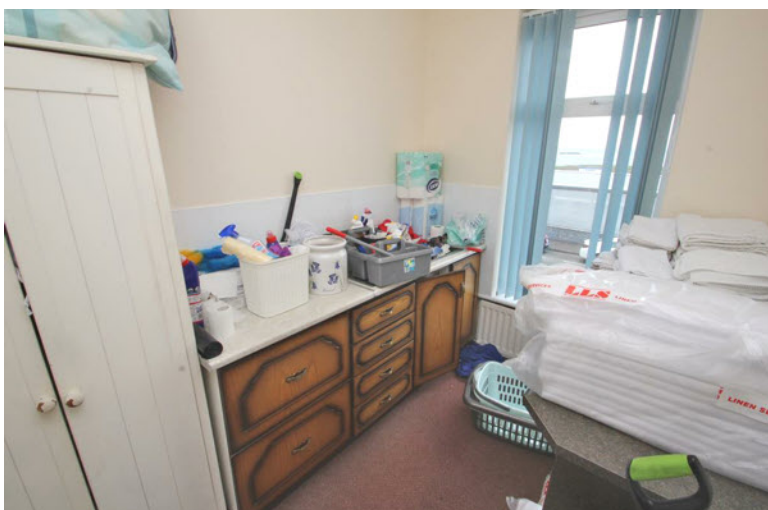
SHOWER ROOM (8'3" x 6'11")(2.51m x 2.12m)

Vinyl flooring, shower cubicle, vanity wash hand basin, PVC cladding on walls.



STORE (6'9" x 8'11")(2.05m x 2.71m)

Carpet, storage, power points.



ROOM 2 (12'11" x 17'2")(3.94m x 5.23m)

Carpet, wash hand basin, power points, TV, tea/coffee making facilities, blinds.



ROOM 3 (10'8" x 12'8")(3.26m x 3.85m)

Carpet, power points, wash hand basin with storage, TV, tea/coffee making facilities, blinds.



ROOM 4 (8'2" x 14'5")(2.49m x 4.40m)

Carpet, power points, TV, tea/coffee making facilities, blinds.



ROOM 4 EN-SUITE

Vinyl flooring, WC, pedestal wash hand basin, fully tiled shower cubicle, walls tiled to ceiling, extractor.



ROOM 5 (8'0" x 14'6")(2.43m x 4.41m)

Carpet, power points, tea/coffee making facilities, TV, blinds.



ROOM 5 EN-SUITE

Vinyl flooring, WC, pedestal wash hand basin, fully tiled shower cubicle, walls tiled to ceiling, extractor.



ROOM 6 (11'3" x 9'7")(3.43m x 2.91m)

Carpet, power points, TV, tea/coffee making facilities, blinds.



ROOM 6 EN-SUITE

Vinyl flooring, WC, wall mounted wash hand basin, shower cubicle with PVC cladding, walls tiled to ceiling.



SEPARATE WC

Vinyl flooring, WC, wall mounted wash hand basin, walls half tiled.

SECOND FLOOR

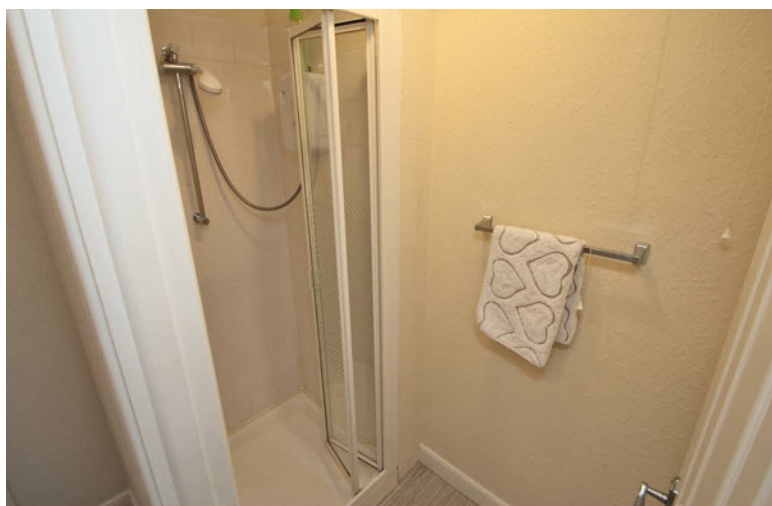
ROOM 7 (7'10" x 10'0") (2.38m x 3.04m)

Carpet, power points, wall mounted wash hand basin, tea/coffee making facilities, TV, blinds.



SEPARATE SHOWER ROOM

Vinyl flooring, fully tiled shower cubicle, extractor.



ROOM 8 (19'4" x 11'10")(5.88m x 3.60m)

Carpet, power points, vanity wash hand basin, tea/coffee making facilities, TV, blinds.



ROOM 8 EN-SUITE

Carpet, WC, fully tiled shower cubicle, extractor.



ROOM 9 (10'9" x 12'8")(3.28m x 3.85m)

Carpet, power points, tea/coffee making facilities, TV, blinds.



ROOM 10 (8'11" x 8'5")(2.73m x 2.56m)

Carpet, wall mounted wash hand basin, power points, tea/coffee making facilities, TV, blinds.



ROOM 11 (8'2" x 12'8")(2.49m x 3.87m)

Carpet, power points, tea/coffee making facilities, TV, blinds.



ROOM 11 EN-SUITE

Vinyl flooring, WC, pedestal wash hand basin, fully tiled shower cubicle, walls tiled to ceiling, extractor.



ROOM 12 (16'6" x 8'0") (5.02m x 2.45m)

Carpet, power points, TV, tea/coffee making facilities, blinds.



ROOM 12 EN-SUITE

Vinyl flooring, WC, pedestal wash hand basin, fully tiled shower cubicle, extractor.



ROOM 14 (9'9" x 11'5") (2.98m x 3.47m)

Carpet, power points, wall mounted wash hand basin, tea/coffee making facilities, TV, blinds.



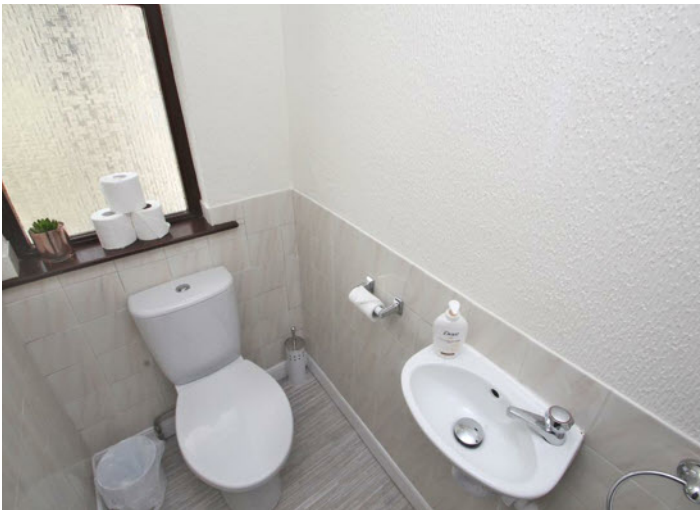
ROOM 14 EN-SUITE

Vinyl flooring, WC, fully tiled shower cubicle, extractor.



SEPARATE WC

Vinyl flooring, WC, wall mounted wash hand basin, walls half tiled.

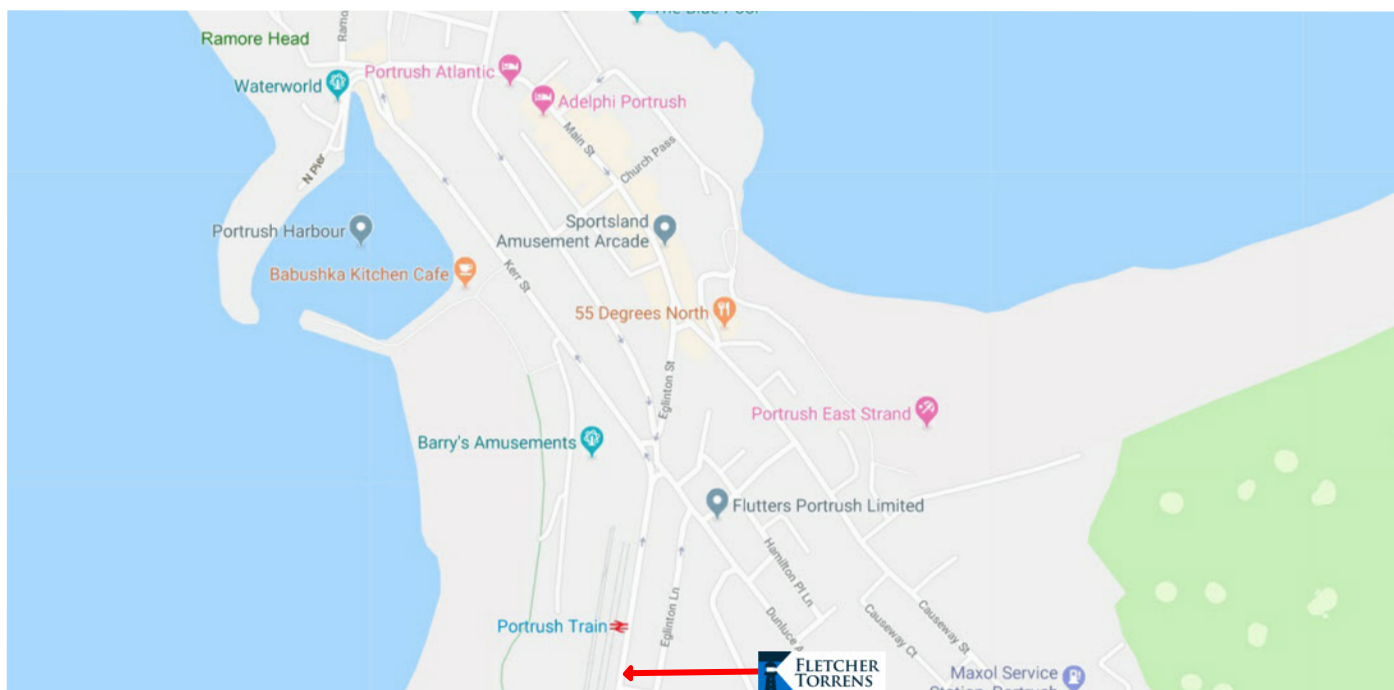


EXTERIOR

REAR

Oil tank, covered area for laundry, clothes line.





DIRECTIONS

Entering Portrush on the Coleraine Road, take the second exit at the Metropole roundabout onto Eglinton Street, go straight ahead at the roundabout near the fire station and the property is situated on the right 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 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



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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
Saturday	10:00 - 14:00

Mortgage Advice

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.

