

# For Sale

52 (inc 52A, B, 54E & H) Main Street, Portglenone

**nre**  
northern real estate  
we value property

## Summary

- Mixed Use Investment Opportunity.
- The property is fully let and grosses an annual rental of £37,440.
- The property is located on a high profile town centre position and is in close proximity to a number of arterial routes.
- The property comprises of a hot food commercial premises and 2 x 2 bed apartments in the main building and 2 modular properties housing both a commercial and a residential client.
- Fully let to long-standing tenants, each committed under long-term lease agreements, ensuring dependable income security

**Mixed Use Investment Opportunity**

**Price: O/A £350,000**



# Accommodation & Lease Details

Address	Tenant	Weekly Rent	Property Size	Lease Term	Lease Start Date
52A Main Street	Tenant 1	£100	2 Bed	2 years	16/02/2026
52B Main Street	Tenant 2	£125	2 Bed	5 years	03/02/2026
52 Main Street	MCs Chipshop	£225	628 sq ft	month to month	
54E Main Street	Mens Shed	£150	Modular	5 years	01/01/2026
54H Main Street	Tenant 3	£120	2 Bed - Modular	3 years	01/11/2025
<b>TOTAL WEEKLY RENTAL BLOCK ONE</b>		<b>£720</b>			
<b>ANNUAL RENTAL BLOCK ONE</b>		<b>£37,440</b>			

## EPC

## Site Map



## Sales Details

**Price:**  
Offers Around £350,000

**Tenure:**  
Assumed to be freehold

**VAT:**  
All outgoing and rentals are quoted exclusive of but may be liable to VAT

**Site Map:**  
Red - Boundary Block 1  
Yellow - Boundary Block 2  
Blue - Right of Way

**Maps & Plans are for Identification Purposes Only**

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