

For Sale

54 - 56 (inc 54A, B, C, D, F & G) Main Street, Portglenone

Summary

- Mixed Use Investment Opportunity.
- The property is fully let and grosses an annual rental of £47,840.
- 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 large commercial premises (formally 2 retail shops) with 2 x 2 bed & 3 x 1 Bed apartments .
- Fully let to long-standing tenants, each committed under long-term lease agreements, ensuring dependable income security

Mixed Use Investment Opportunity

Price: O/A £500,000



Accommodation & Lease Details

54A Main Street	Tenant 1	£120	1 Bed	5 years	04/02/2026
54B Main Street	Tenant 2	£120	2 Bed	3 years	11/02/2026
54C Main Street	Tenant 3	£120	2 Bed	2 years	18/02/2026
54D Main Street	Tenant 4	£100	1 Bed	2 years	21/02/2026
54F Main Street	Tenant 5	£110	1 Bed	5 years	25/06/2025
54, 54G and 56 Main Street	Rosegift Studios	£350	1,461 sq ft	2 years	01/03/2026
TOTAL WEEKLY RENTAL BLOCK ONE		£920			
ANNUAL RENTAL BLOCK ONE		£47,840			

EPC

Site Map



Sales Details

Price:
Offers Around £500,000

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

MISREPRESENTATION CLAUSE: Northern Real Estate, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.

