

## Hot Food Unit , Hillcrest Centre, 121 Coleraine Road, Portrush



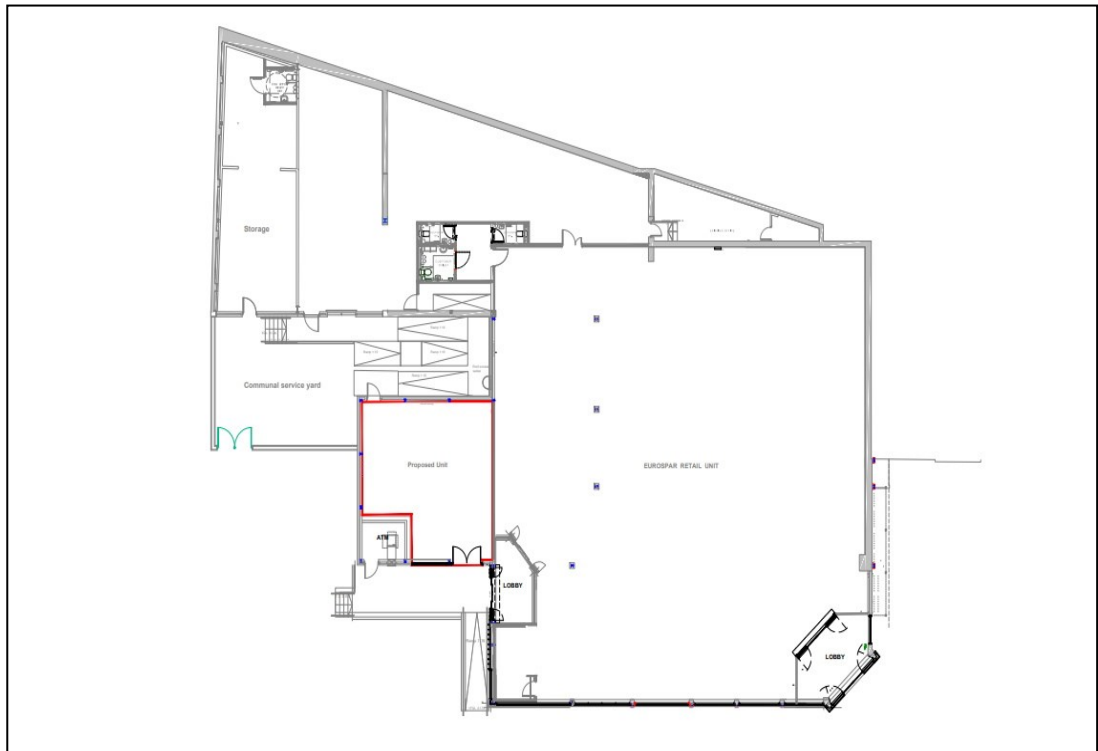
### Hot Food

**Asking Rent - £16,500 per annum**

- New Build Hot Food Commercial Premises.
- Located within the popular Hillcrest Centre along the Coleraine Road, Portrush which is nestled within a highly populated residential area.
- Net Internal Area of approx. c.850 sq ft (c.78.97 sq m).
- Due to the nature of the site and the already existing occupiers, our client are seeking interested hot food parties which are not predominately Chip Shops or Pizzeria's so this opportunity is Ideally suited to Chinese, Indian or Kebab Take Away's.
- The unit will be finished to a developers shell specification finish.
- Available Immediately.

**Net Internal Area**

**Total:**  
c.850 sq ft c. 78.97 sq m



**Lease Details**

**Rent:**  
£16,500 per annum

**Term:**  
Terms Negotiable

**Rent Reviews:**  
Every 3 years

**Rates:**  
Tenant Responsible

**Insurance:**  
Landlord to insure, tenant to reimburse

**Repairs:**  
Effectively full repairing lease

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

**NAV:**  
£TBC

**Non-Domestic Rate in £:**  
0.588556



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