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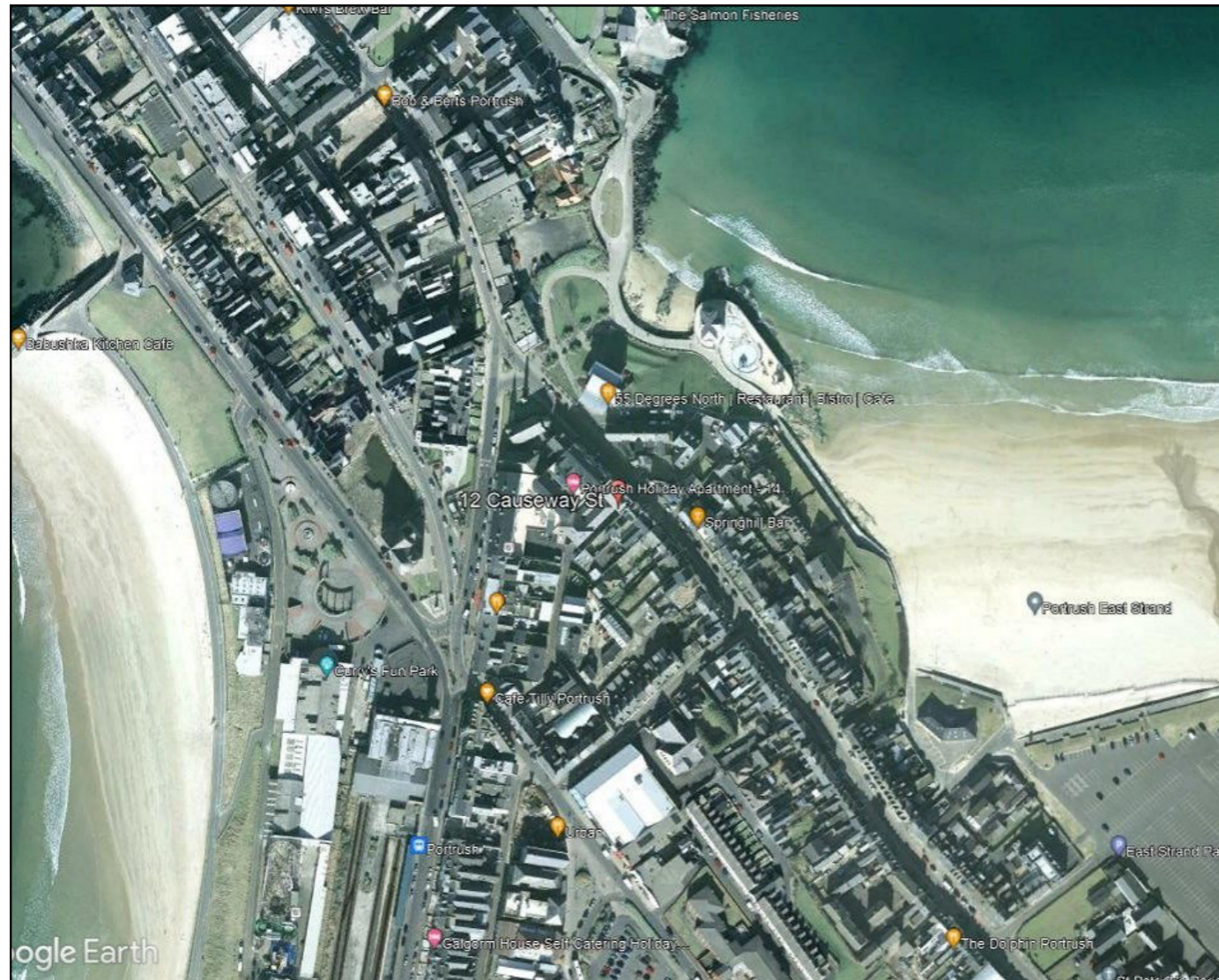
**ARMSTRONG GORDON**

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



# ARMSTRONG GORDON



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F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com



## PORTRUSH

12 Causeway Street

BT56 8AB

Offers Around £695,000

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We are delighted to offer for sale this attractive three-storey Edwardian building situated in Causeway Street, in the popular seaside town of Portrush. This delightful property (The Old Post Office) which bears the date 1908, is in a prime town centre location, close to local amenities, and within a short walk to both the West and East Strand beaches. The property currently houses the Portrush Library on the ground floor, and both the first and second floors have a 2 bedroom apartment. The library is currently approximately 2 years into a 10 year lease, with a 5 year break clause. The total rental income for the building is approximately £34,000. Despite a change of use and refurbishment of the interior, architectural detailing is largely intact and much of the original character has been preserved.

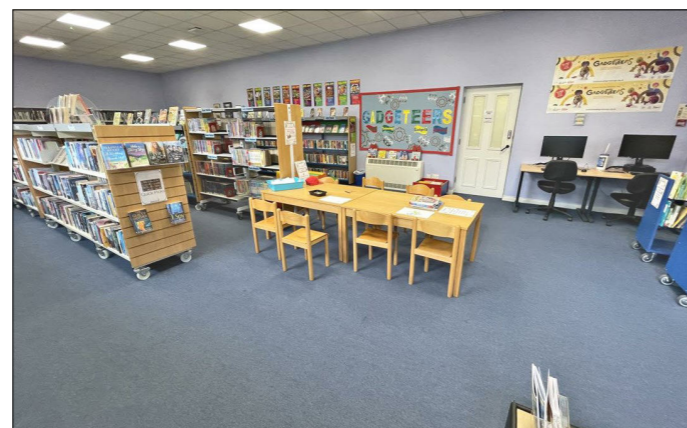
Approaching Portrush from either Coleraine or Portstewart, turn onto Crocknamack Road at the police station. Proceed straight through the first roundabout and turn left at the second roundabout onto Causeway Street. No 12 will be located at the top of this road on the left opposite North 55 restaurant.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

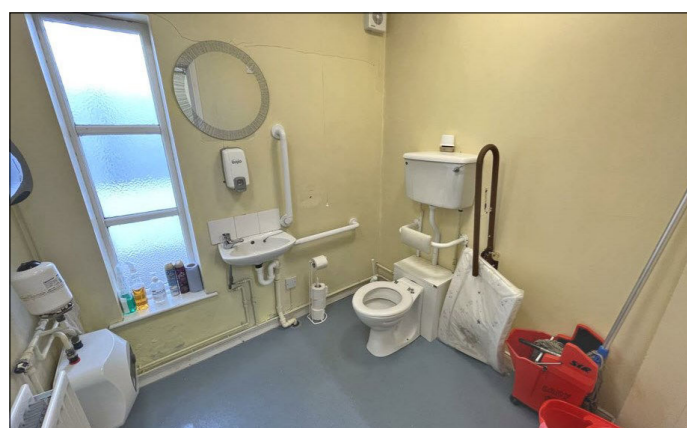
**LIBRARY ROOM: (81'1" x 41'4") (24.71m x 12.61m)**

With vinyl flooring, power points.



**W.C: (7'1" x 6'6") (2.15m x 1.97m)**

Vinyl flooring, WC, wall-hung wash hand basin, extractor fan.



**KITCHEN: (18'0" x 14'8") (5.48m x 4.46m)**

Vinyl flooring, high and low level units with tiled splashback, single stainless steel sink unit, door leading to side pathway

**(12A) FIRST FLOOR APARTMENT**

**HALLWAY:**

Carpet, power points, telephone point.

**KITCHEN/DINING: (26'11" x 8'2") (8.20m x 2.49m)**

Vinyl flooring, eye and low level units with tiled splashback, single stainless steel sink unit, integrated oven & hob with extractor, space for fridge/freezer, plumbed for washing machine, space for dryer, power points.

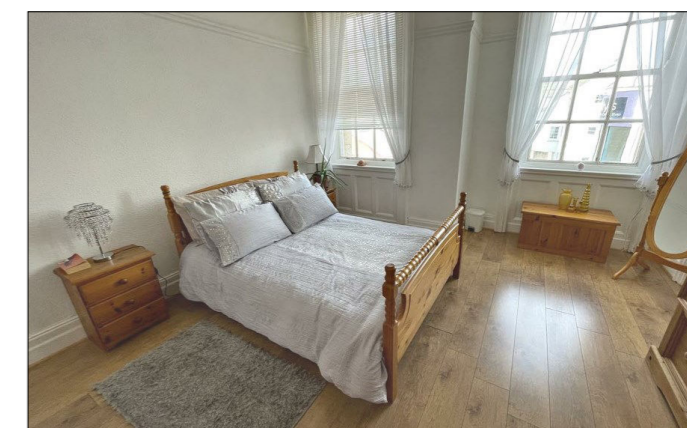


**BEDROOM 1: (14'4" x 13'2") (4.37m x 4.01m)**

Laminate flooring, power points.

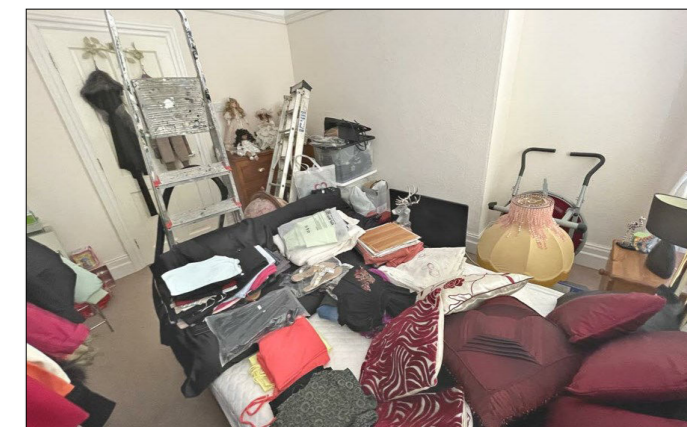
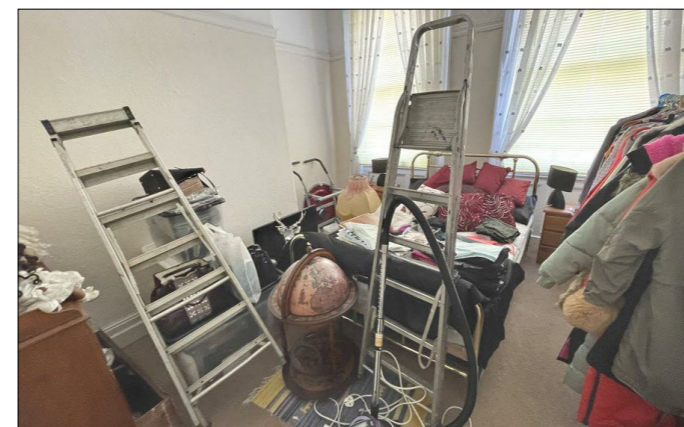
**BEDROOM 1: Walk-in Wardrobe (8'7" x 7'11") (2.62m x 2.42m)**

Carpet, power points.



**BEDROOM 2: (12'4" x 10'4") (3.75m x 3.16m)**

Carpet, power points.



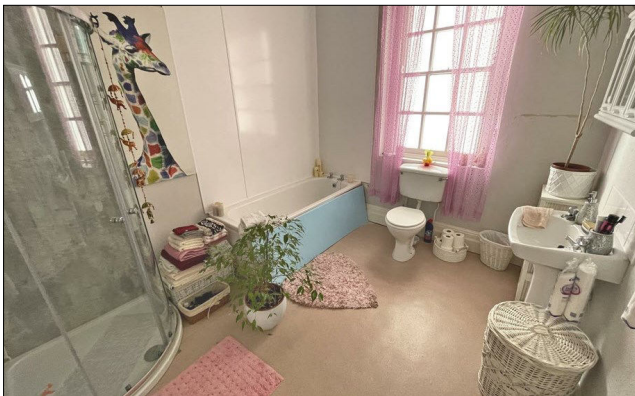
**LIVING ROOM: (14'0" x 13'10") (4.28m x 4.22m)**

Laminate flooring, power points, TV point, built-in storage cupboard.



**BATHROOM: (10'4" x 8'10") (3.14m x 2.69m)**

Vinyl flooring, WC, pedestal wash hand basin, panel bath, corner shower cubicle with PVC cladding. WC  
Vinyl flooring, WC, wall-hung wash hand basin.



**12B SECOND FLOOR APARTMENT**

**HALLWAY:**

Carpet, power points, telephone point.

**KITCHEN/DINING: (29'1" x 8'2") (8.87m x 2.48m)**

Vinyl flooring, high and low level units with tiled splashback, single stainless steel sink unit, integrated oven & hob with extractor, space for fridge/freezer, plumbed for washing machine, space for dryer, power points.



**BEDROOM 1 (14'8" x 13'2") (4.46m x 4.01m)**

Carpet, power points.

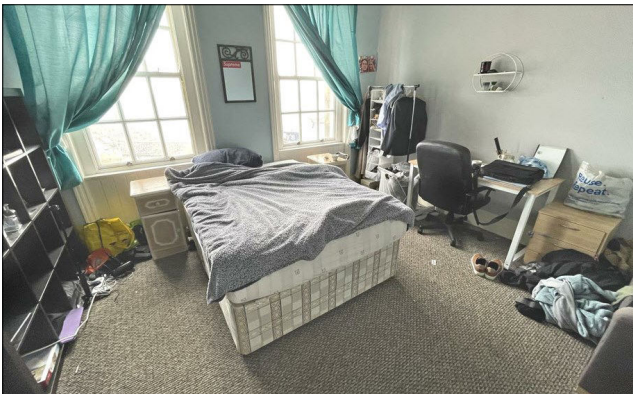
**BEDROOM 1 Walk-in Wardrobe (13'2" x 7'11") (4.01m x 2.42m)**

Carpet, power points.



**BEDROOM 2 (13'7" x 12'10") (4.15m x 3.92m)**

Carpet, power points.



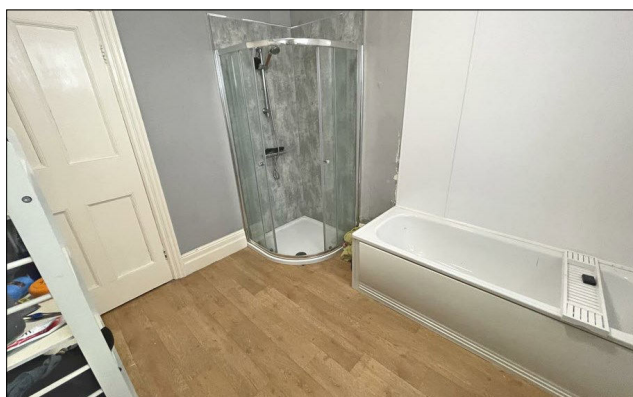
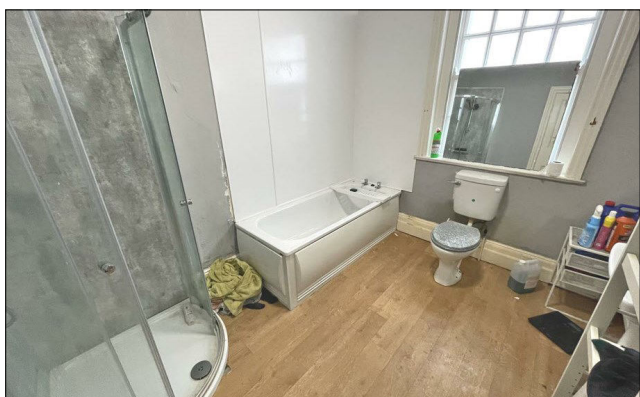
**LIVING ROOM (15'2" x 15'1") (4.61m x 4.60m)**

Carpet, power points, TV point, built-in storage cupboard.



**BATHROOM (10'2" x 8'7") (3.11m x 2.62m)**

Vinyl flooring, WC, pedestal wash hand basin, panel bath, corner shower cubicle with PVC cladding.



**WC:**

Vinyl flooring, WC, wall-hung wash hand basin.



**SPECIAL FEATURES:**

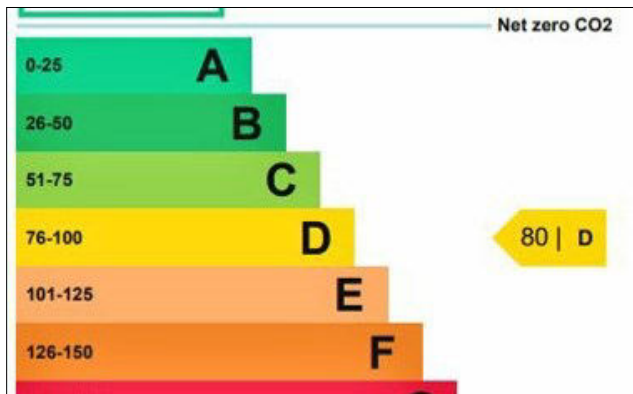
- \*\* Edwardian Building Built Circa 1908
- \*\* Red-Brick & Sandstone Construction
- \*\* B2 Listed
- \*\* Additional Access at Rear
- \*\* Fantastic Town Centre Location
- \*\* Ground Floor Library
- \*\* Listed Building
- \*\* 1st Floor 2-Bed Apartment
- \*\* 2nd Floor 2-Bed Apartment

**TENURE:**

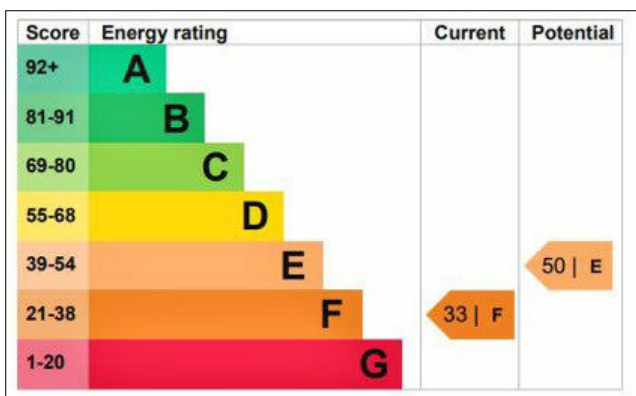
To Be Confirmed

**Library Rates:**

£8665.13 p/a approx.

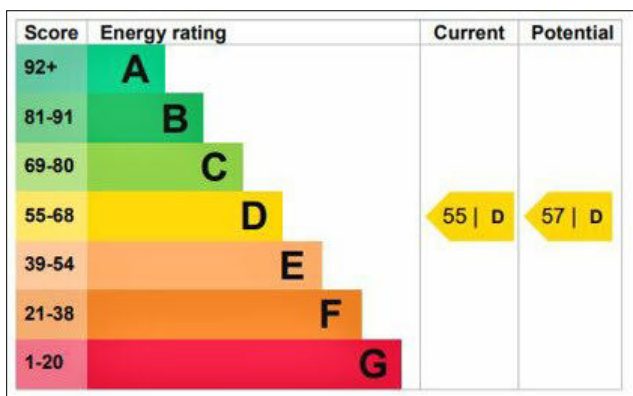


(Library)



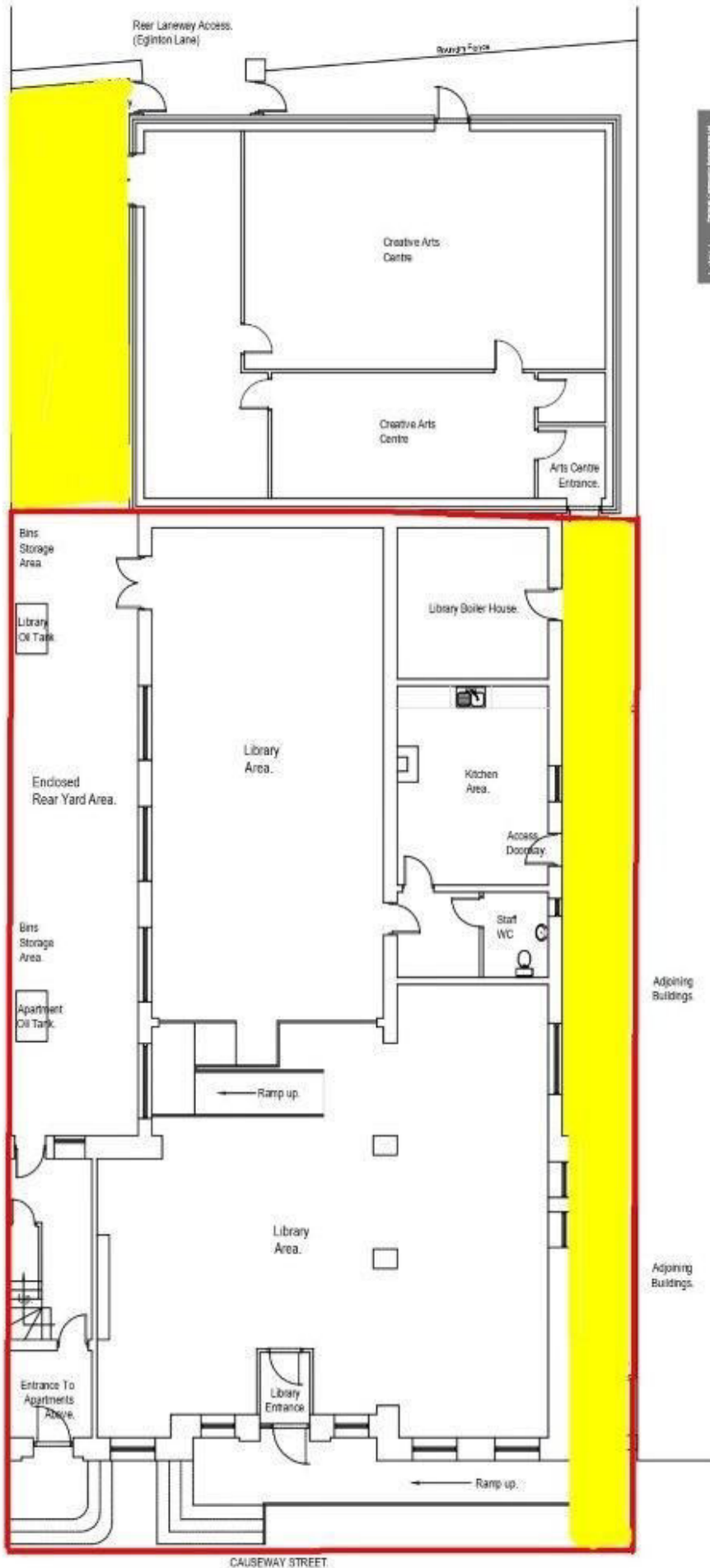
Apartment 12a Causeway Street, Portrush

Rates: £808.83 p/a approx.)



Apartment 12b Causeway Street, Portrush

Rates: £833.34 p/a approx.)



1. Name	Project Name	Version	Scale	Sheet
2. Date	Client	Author	Drawn	Checked
3. No.	Project No.	Project Name	Project No.	Project Name
4. No.	Project No.	Project Name	Project No.	Project Name

Coal Test

Revision Date Code  
 10/10/2010 10:00:00 AM 10/10/2010 10:00:00 AM 10/10/2010 10:00:00 AM

CAUSEWAY STREET

# ACemap® Single

Printed: 19/08/2014 Customer Ref:

Centre Point (Easting, Northing): 285903, 440574

Scale: 1:1,250

Order no. ORD04549

Plan No. 00609NE2



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