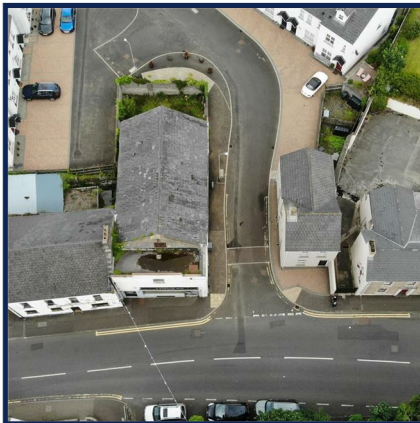
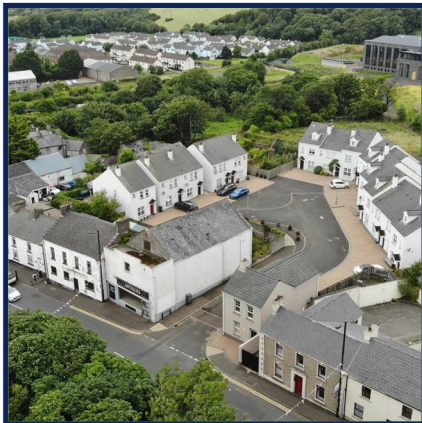


Offers over
£275,000



154 Main Street, Bushmills, BT57 8QE



- Prominent commercial premises with good frontage to Main Street in Bushmills village
- The property is currently unoccupied but offers redevelopment potential for either residential or commercial use subject to necessary planning approvals



Accommodation

Ground Floor

57'1 x 23'0 (17.40m x 7.01m)
Split level with office and toilet facility.

First Floor

45'9 x 27'4 (13.94m x 8.33m)

3 Stores

28'0 x 11'6 (8.53m x 3.51m)

Exterior

Yard to rear

Planning History

Former planning approval for mixed use development.
Planning Reference: E/2006/0439/F
Description: Erection of new shop, amenity area and cap parking to ground floor and 6 no two bedroom apartments to first and second floors.
Approval date: December 2008

Northern Area Plan 2016

The property is within the Bushmills Town Centre as defined by the Northern Area Plan 2016. The property is at the front of the development known as Distillery Court.

Estimated Non Domestic Rate Bill

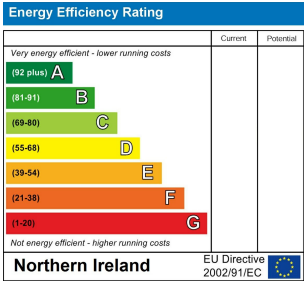
£4,287.11 per annum

Tenure

To Be Confirmed

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: **Bensons**
9 Dunmore Street, Coleraine
Tel. 028 703 43677/21133
www.bensonsni.com



1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

