

To Let

65 Main Street, Bushmills



Retail Unit

Summary

- Refurbished Town Centre Premises.
- Property is located just off the towns main trading thoroughfare within the Diamond.
- Net Internal Area of approx c.473 sq ft (c.43.94 sq m) plus WC facilities.
- The property will be left to a developers shell specification to allow the tenant the opportunity to fit the premises out to their specific use.
- Suitable for a range of commercial uses (STP)
- Available End of 2023.

£12,000 per annum

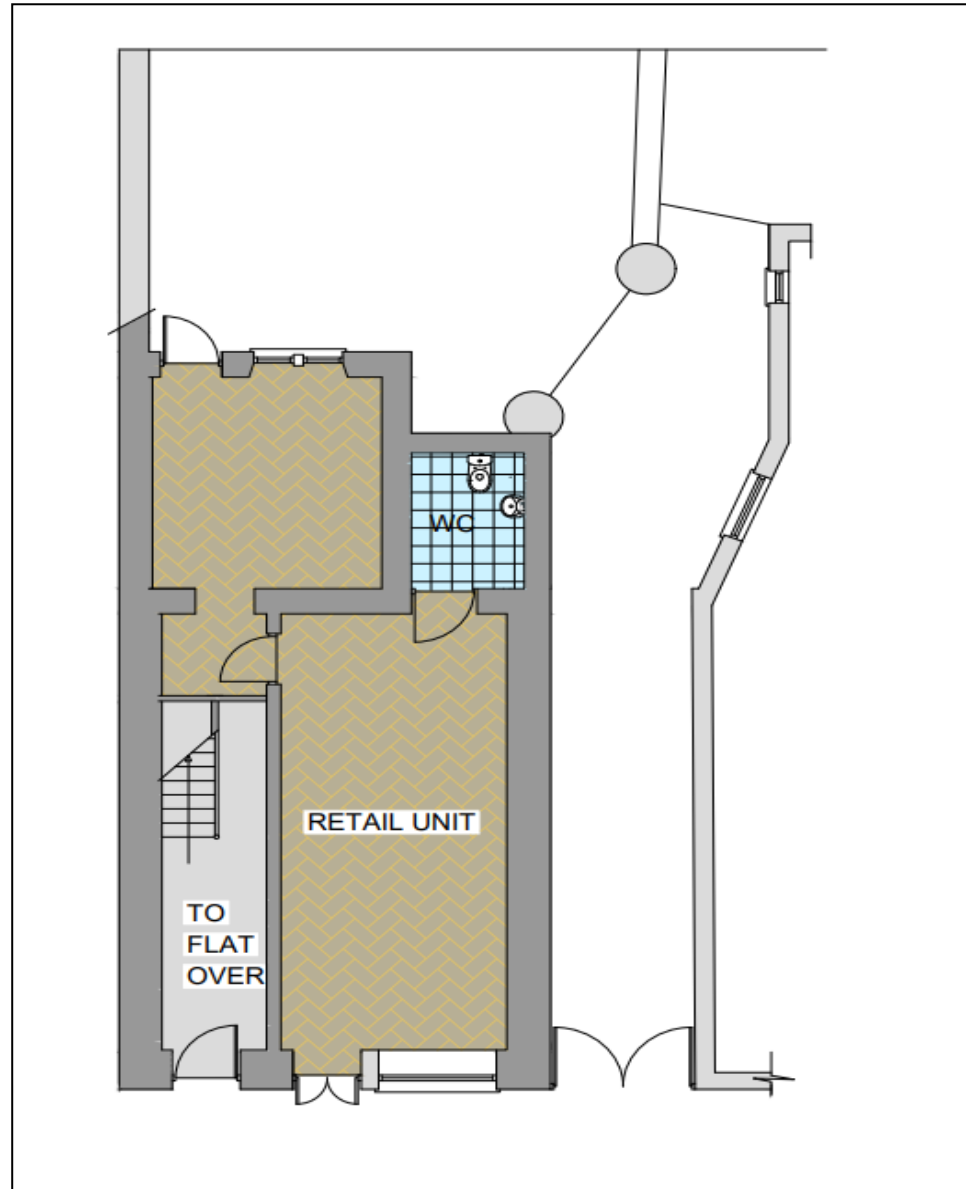
Accommodation

Net Internal Area

Net Internal Area:

c.473 sq ft c.43.94 sq m

Floor Plan



Lease Details:

Rent:
£12,000 per annum

Term:
Guided on a 3 year term

Rent Reviews:
Every 3 years

Insurance:
Landlord to insure, tenant to reimburse

Repairs:
Internal & Plate Glass Repairing

VAT:
Quote inclusive of but may be liable to VAT

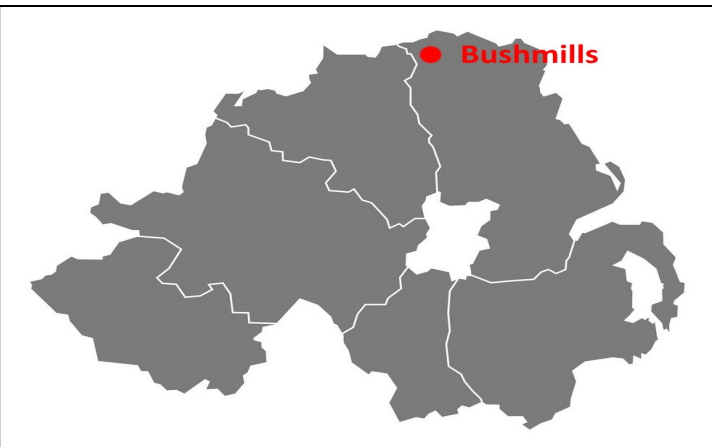
Rates:

NAV:
£TBC

Non-Domestic Rate in £:
0.588556

EPC:

Location Map



ALL MAPS 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.



nre
northern real estate
we value property