



# PAUL ROBINSON MORTGAGES

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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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	23 F	
1-20	G		

## PORTRUSH

3 - 5 Bath Street  
(Shop Unit & Apartment)

BT56 8AW

Offers Over £265,000



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Situated just a stone's throw away from the golden sands of Portrush East Strand, this retail unit and upstairs residence boasts a prime location that lies just a stones throw of the Atlantic Ocean and main shopping area in the hub of the town. The retail unit has full retail permission and the flat upstairs has a separate access from the Main street. It is the agents belief that it maybe possible to separate the current layout into 2 shops and 2 flats subject to necessary consents.

Approaching Portrush on the Coleraine Road, go through the Metropole roundabout at the Police Station onto Eglinton Street heading into the town centre. Proceed onto Kerr Street and take your first right after Neptune & Prawn onto Main Street. Keep following Main Street into the town centre and Bath Street will be the second street on your left hand side after the Ramada Hotel. No 3-5 will be located on your left hand side.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Main Shop/Café:**

With tiled floor. 25'2 x 21'8

**Rear Kitchen Area:**

With plumbing for sinks (Please note contents can be negotiated separately). 10'10 x 9'2

**Access to right of way**

4'1 wide with access to living accommodation door (own door also).

**Separate W.C.:**

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With wash hand basin and access to rear right of way.



**FIRST FLOOR:**

**Landing:**

**Kitchen/Dining Area:**

With bowl and half sink unit, high and low level built in units with tiling between, space for cooker with stainless steel extractor fan above, plumbed for automatic dish washer and washing machine, glass display cabinets, drawer bank and recessed lighting. 16'9 x 9'4



**Lounge:**

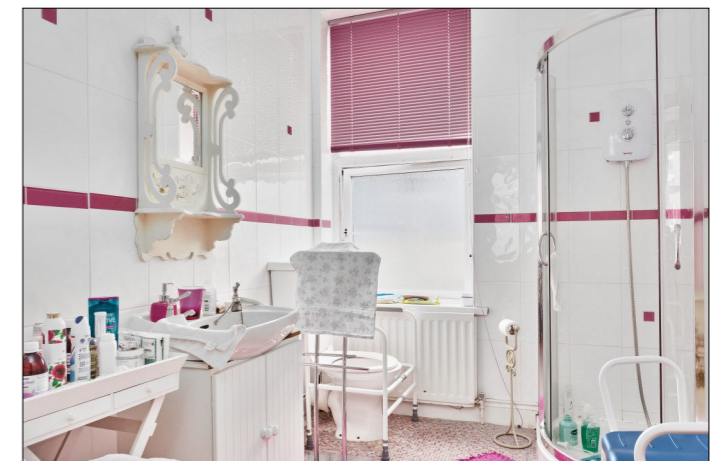
16'8 x 11'5



**Bedroom 1:**

13'5 x 11'4

**Ensuite** off with w.c., wash hand basin set in vanity unit, fully tiled walk in shower cubicle with electric shower, fully tiled walls and recessed lighting.



**SECOND FLOOR:**

**Landing:**

**Bedroom 2:**

13'1 x 10'9



**Bedroom 3:**

16'0 x 10'8

**Bedroom 4:**

Recently replastered. 16'9 x 8'0



**Bathroom:**

With white suite comprising w.c., wash hand basin, wood surround bath with tiling above and 'Velux' window.

**SPECIAL FEATURES:**

- \*\* Large Shop & Kitchen Area With Commercial Unit
- \*\* Four Bed Separate Flat On First Floor & Second Floors
- \*\* Four Bed Flat Has Potential For Subdivision Into Two Apartments
- \*\* Mostly PVC Double Glazed Windows Throughout
- \*\* Prime Town Centre Location Close To Sea & Main Shopping Centre
- \*\* Contents Can Be Negotiated By Separate Negotiation

**CAPITAL VALUE:**

£85,000 (Rates: £790.93 p/a approx.)

**TENURE:**

To be confirmed

**NAV:**

£3,500, Estimated Non Domestic Rate Bill  
£1943.64 p/a approx.