

**OK
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FOR SALE

92 / 94 Main Street, Portrush, BT56 8BN

Central Restaurant Premises extending to c. 287 sq m (3,084 sq ft)

LOCATION

Portrush is a popular seaside town in Country Antrim, on the border of Country Derry / Londonderry. It lies approximately 4 miles north of Portstewart and Coleraine and is a popular commuter location due to its close proximity to Coleraine Town Centre and the University of Ulster campus.

The subject itself fronts Portrush's busy Main Street in the heart of the town. Neighbouring occupiers include Troggs Surf Shop, Adelphi Hotel and Portrush Atlantic Hotel.

DESCRIPTION

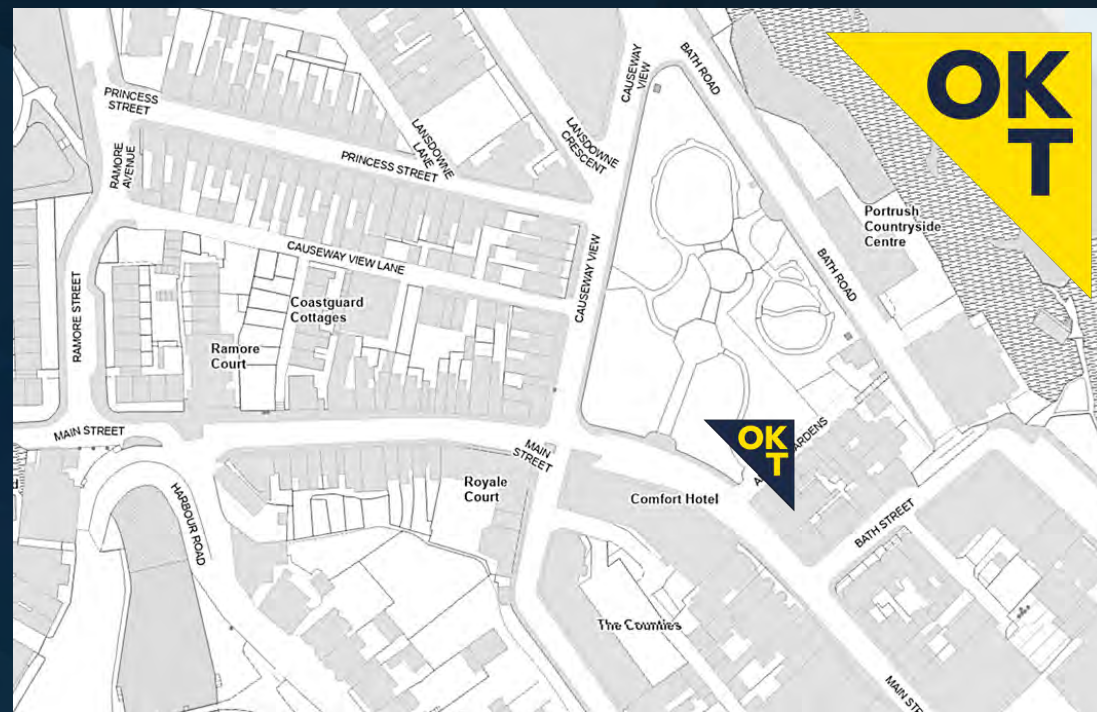
Opportunity to renew restaurant operation from this well established trading location in the middle of Portrush town fronting onto the Main Street.

The unit with refurbishment will give the ability to capture trade once again from local residents and the swell of visitors to the town all year round now and especially around the summer trading period which now seem to run from Easter right through to the October half term in practice.

A restaurant can trade from both the ground and first floor plates as had previously been the case. With either letting or purchase option on offer this marketing is likely to produce a good deal of interest and we would encourage interested parties to engage at an early stage if they are seeking to make this their next business investment.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Restaurant	88.1	948
Kitchen	41.4	446
FIRST FLOOR		
Restaurant	57.6	620
Store	41.8	450
SECOND FLOOR		
Store	57.6	620
TOTAL ACCOMMODATION	286.5	3,084



SALES DETAILS

PRICE: Offers around £310,000
TITLE: Assumed long leasehold or freehold
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

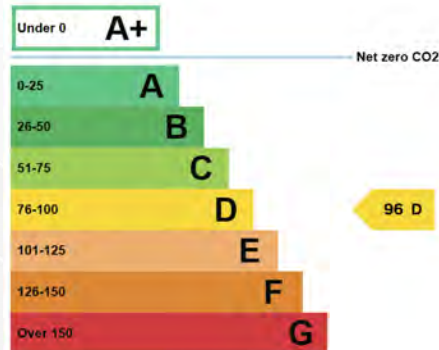
NAV (RATES PAYABLE)

NAV: £8,700.

Estimated rates payable in accordance with LPS Website: £5,093.69

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: C4541

FURTHER INFORMATION

For further information / viewing arrangements please contact:

HENRY TAGGART
henry.taggart@okt.co.uk

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

