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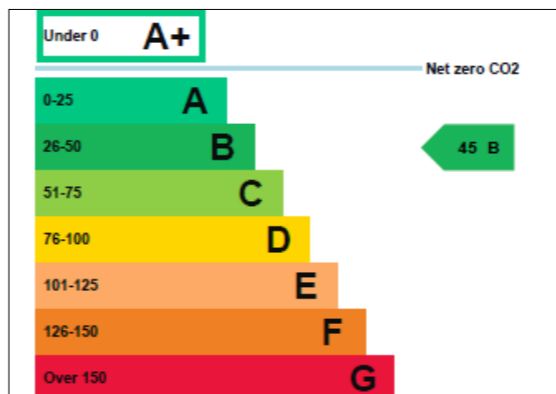
To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

**ARMSTRONG GORDON**



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**PORTSTEWART**

Retail Unit 4, The Montagu

67E The Promenade

BT55 7AF

Offers Over £35,000 per annum

028 7083 2000  
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Situated on the prime retail patch of Portstewart's iconic Promenade, an exciting opportunity awaits retailers seeking a thriving location for their business. This expansive retail unit, now available for rent, commands attention with its prominent position overlooking the Promenade and Portstewart's Bay.

This spacious retail space boasts a modern facade that seamlessly blends with the charming coastal surroundings. Large windows flood the interior with natural light, creating an inviting atmosphere for both shoppers and passersby. The exterior provides an ideal canvas for eye-catching displays and signage, ensuring maximum visibility and brand exposure.

As you step inside, you'll be greeted by a versatile and open layout, allowing for a myriad of retail possibilities. The expansive floor plan provides ample space for product displays, custom shelving and creative merchandising setups. High ceilings add a sense of openness, enhancing the overall shopping experience for customers.

The retail unit features modern amenities to cater to the needs of contemporary businesses. A well-appointed kitchenette and bathroom and storage space facilities ensure convenience for both staff and customers. Additionally, the space is equipped with essential infrastructure to support various retail operations, from boutique shops to specialty stores.

One of the standout features of this retail unit is its prime location on the bustling Promenade, offering a steady flow of foot traffic and ensuring visibility to a diverse audience. The picturesque setting provides a unique backdrop for retailers, creating an atmosphere that enhances the overall shopping experience.

Local amenities, including cafes, restaurants, and recreational spots, are just a stone's throw away, making this retail unit an attractive destination for both locals and tourists alike. With its strategic location and flexible layout, this space presents an unparalleled opportunity for businesses looking to establish themselves in the heart of Portstewart.

Don't miss the chance to be part of the vibrant commercial landscape along the Promenade. Secure this prime retail unit and elevate your business to new heights in one of Northern Ireland's most picturesque and sought after locations.

Travelling along Portstewart from the diamond roundabout, continue onto the Promenade and number 67E is located opposite Portstewart townhall on the ground floor of the Montagu development.

#### ACCOMMODATION COMPRISES:

##### Shop:

2325 square footage, width varies: 5.825m, 7.025m and 14.165m. Depth 26.3 meters.

##### Lobby/Kitchen area:

With stainless steel sink unit.

##### W.C.:

With wash hand basin.

##### Bin Store:

#### SPECIAL FEATURES:

- \*\* 3 Phase Electric
- \*\* Prominent Position On Portstewart Promenade With Heavy Footfall
- \*\* Expansive Unit Extending To 2357 Square Feet
- \*\* Plenty Of Space For Shelving & Displays

#### TENURE:

TBC

#### NAV:

£18,600 (Rates: £10,329.05 p/a approx.)

