



### FREE INDEPENDENT FINANCIAL ADVICE

**Mortgage Services:**

- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

**Other Financial Services:**

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance

To arrange a private consultation appointment,  
please contact Armstrong Gordon on  
**028 7083 2000**



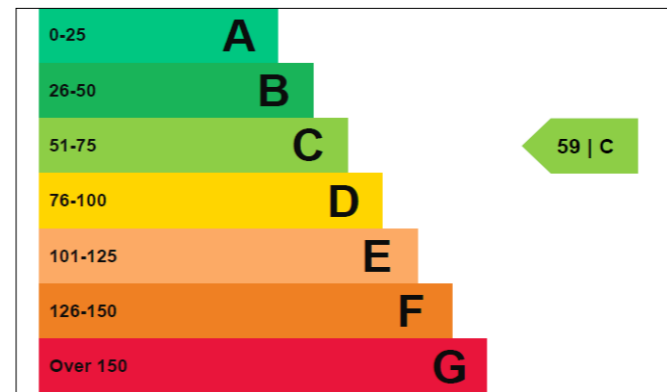
# ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF  
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) 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 or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants 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; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property



## PORTRUSH

'Float Away'  
Unit 1, 10 Causeway Street  
BT56 8AB  
Offers Over £165,000

028 7083 2000  
www.armstronggordon.com

This exceptional commercial unit is situated in the vibrant town centre of Portrush, offering an unparalleled opportunity for businesses looking to establish a presence in this bustling seaside destination. Located on a high footfall street, the unit benefits from its proximity to popular attractions, including Portrush's iconic beaches, award-winning restaurants, and well-known retail outlets. The central location ensures maximum visibility and accessibility for both locals and tourists alike. Ideal for retailers, service providers, or office based businesses looking to capitalize on the thriving commercial activity in Portrush. This is a rare opportunity to secure a prime commercial unit in one of Northern Ireland's most popular coastal towns. Whether you are an established business or a new venture, this location promises to provide the visibility and foot traffic you need to succeed.

As you proceed along Main Street in Portrush veer left onto Causeway Street and Unit 1, 10 Causeway Street will be located on your right, immediately opposite the North 55 Restaurant in the centre of Portrush.

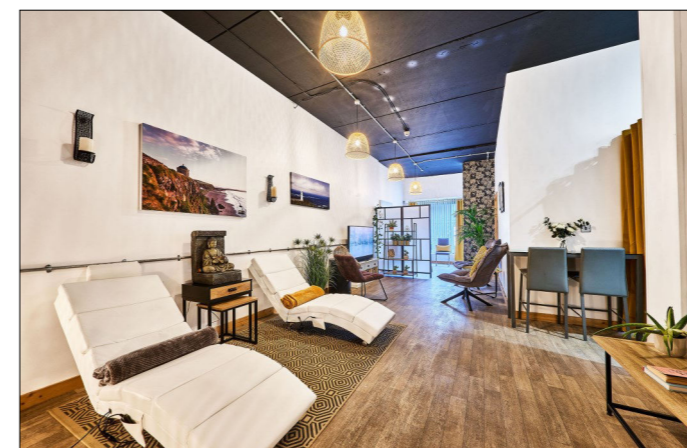
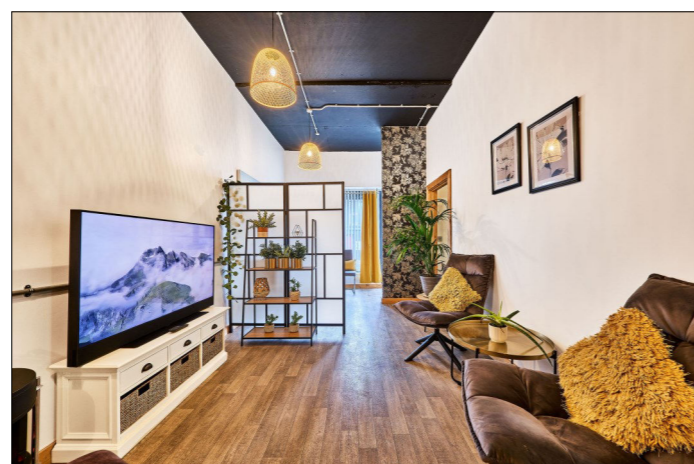
**ACCOMMODATION COMPRISES:**

**Reception Area:**



**Relaxation Area:**

31'7 x 10'6  
(measurement to include reception area)



**Relaxation area continued:**



**Dry Flotation Room:**

17'3 x 9'7



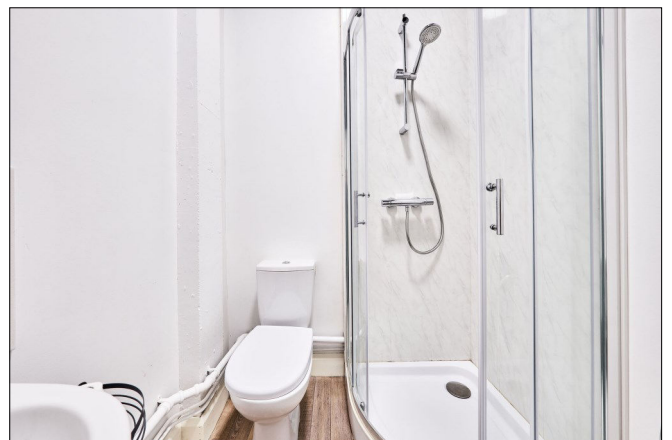
**Kitchen:**

With stainless steel sink unit, low level units, integrated ceramic hob with extractor fan above, space for fridge freezer. 8'0 x 6'6



**Shower Room:**

With w.c., wash hand basin, fully pvc clad walk in shower cubicle with mains shower.



**Sauna Area:**

With infrared two person sauna. 12'2 x 11'1



**Store Room:**

7'8 x 6'9

**Utility Room:**

With single drainer stainless steel sink unit, high and low level units, plumbed for automatic washing machine. 6'10 x 5'10



**Massage Room:**

11'0 x 6'11

**Shower Room:**

With w.c., wash hand basin with tiled splashback, fully PVC clad walk in shower cubicle with mains shower.



**SPECIAL FEATURES:**

- \*\* Prominent & Desirable Town Centre Location
- \*\* Presently Run As A Wellness Haven
- \*\* Ground Floor Unit With Remote Controlled Shutter
- \*\* Viewing Strictly By Appointment Only

**TENURE:**

Leasehold

**RATES:**

£2,400.00 (Approximately)

**MANAGEMENT COMPANY:**

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas etc. Details of the annual Service Charge and full management services are available on request. Current Service Charge is £600.00 per annum, paid in 2 instalments of £300.00 (22/04/24).