

# To Let

**Juniper Hill Caravan Park, 70 Ballyreagh Road, Portstewart**

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## Summary

- Unique Opportunity to Lease a Prime Coastal Commercial Premise.
- Situated within the Juniper Hill Complex which boasts a prime coastal position along the busy Ballyreagh Road which links Portrush & Portstewart.
- Net Internal Area of approx. c.1,044 sq ft (c.96.99 sq m).
- The property has been utilised as a café premises for sometime and has the added benefit of servicing the holiday makers at the Juniper Hill Holiday Complex as well as additional tourists who visit the area.
- The property may be suitable for a range of other commercial uses subject to planning.

**Commercial Premises**

**Rent - Guided at £6,000 pa**



# Accommodation

## Net Internal Area:

Total:  
c.1,044 sq ft      c. 96.99 sq m

## Lease Details

**Rent:**  
Guided at £6,000 per annum

**Term:**  
Leases terms negotiable

**Rates:**  
Tenant Responsible

**Insurance:**  
Landlord to insure

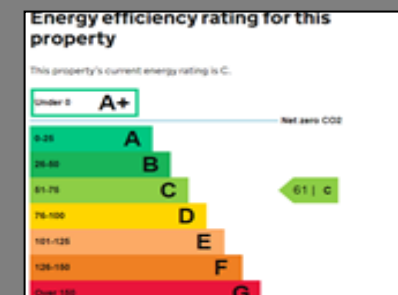
**Repairs:**  
Internal Plates Glass & Roller Shutter  
Repairing

**VAT:**  
All outgoing and rentals are quoted  
exclusive of but may be liable to VAT

**NAV:**  
£TBC

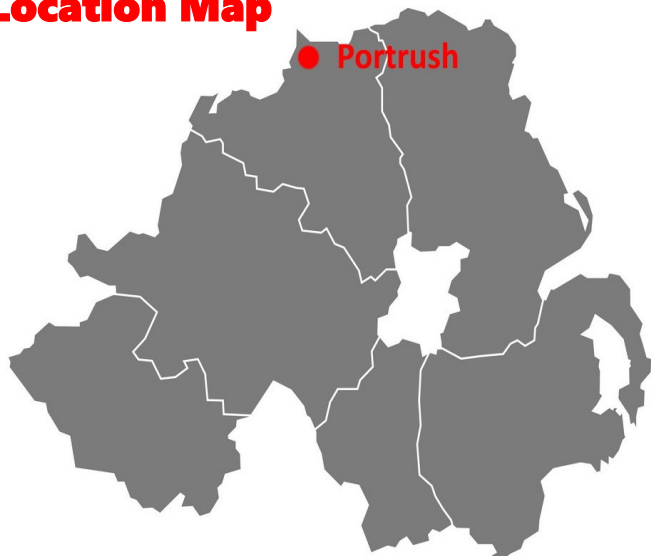
**Non-Domestic rate in the**  
£0.588556

**EPC:**



## Location Map

● Portrush



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