

To Let

25 Main Street, Portrush

nre
northern real estate
we value property

Summary

- Extensive Ground Floor Town Centre Property.
- Located on a highly prominent town centre pitch within Portrush with high volumes of passing pedestrian traffic.
- NIA of approx c. 1,577 sq ft (c. 148.51 sq m).
- The property previously traded as a convenience store with the majority of fixtures and fittings still in place should someone wish to take advantage of the fitout.
- The favourable open plan layout allows the unit to be suitable for a variety of other commercial uses (STP).
- Consideration will be given to both long or short term lets and additional space may be available if required.
- Neighbouring occupiers include Ground, Bob & Burts, Sportsland Amusements, Gordons Chemist & Jingles.

Retail Unit

Rent -£15,000 pa



Accommodation

Net Internal Area

Net Internal Area:

c. 1,577 sq ft c. 148.51 sq m

Retail:

c. 1,525 sq ft c. 141.68 sq m

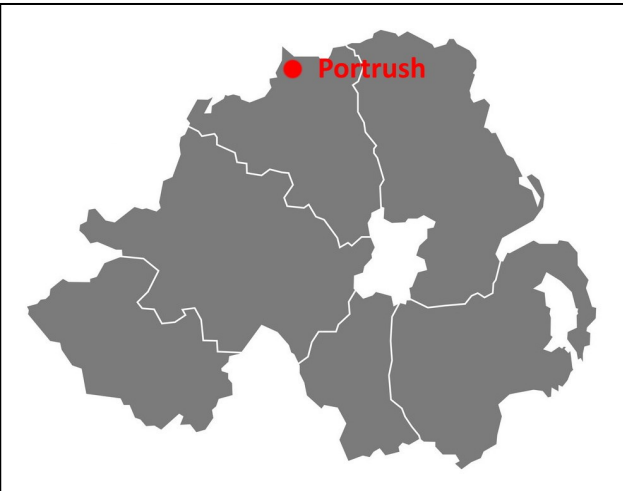
Kitchen:

c. 52 sq ft c. 4.83 sq m

Plus W/C's



Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY

Lease Details:

Rent:
£15,000 per annum

Term:
Terms Negotiable

Rates:
Tenant Responsible

Insurance:
Landlord to insure, tenant to reimburse

Repairs:
Internal Plate Glass & Roller Shutter
Repairing

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

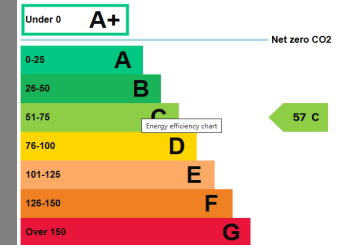
NAV:
£10,000

Non-Domestic Rate in £:
0.588556

EPC:

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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