



# Fitzgerald Financial Solutions

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

# ARMSTRONG GORDON



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## PORTRUSH

71 - 73 Main Street  
BT57 8QB  
Offers Over £165,000

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Extremely large and deceptive prime town centre retail unit extending to approx. 1380 sq. ft on the ground floor with extensive additional lands to rear with storage units bordering road to rear. This property has full retail use passed and is suitable for any number of uses including possible redevelopment (subject to consents). Access and viewings available through agent.

Approaching Bushmills from either Coleraine, Portstewart or Portrush along the Dunluce Road, turn immediately right at the roundabout onto Main Street. No 71 will be the building on your right hand side just after the parking recess.

**ACCOMMODATION COMPRISES:**

**GROUND FLOOR:**

**Main Shop:**

35'7 x 18'1

**Rear Shop:**

18'10 x 17'1

**Rear store area:**

Subdivided into four areas.

**Kitchen:**

With stainless steel sink unit, high and low level built in units and integrated oven.

**FIRST FLOOR:**

Accessed through a separate door.

**Open Plan Room:**

25'5 max x 17'8

**EXTERIOR FEATURES:**

Outside to rear there are a variety of stores and yard extending to rear road access.

**SPECIAL FEATURES:**

- \*\* Prime Town Centre Location
- \*\* Commercial Unit Extends to 1380 Sq Ft Approx.
- \*\* Extensive Lands To Rear Of Shop Premises
- \*\* Large First Floor Area
- \*\* Full Retail Was In Place Having Previously Been Used As Fruit/Veg & Florist Shop

**TENURE:**

To Be Confirmed

**NAV:**

£4,750.00 (Rates: £2781.04 p/a approx.)

