

# To Let

## 82 Main Street, Bushmills

**nre**  
northern real estate  
we value property

### Summary

- Prime Town Centre Hot Food Premises.
- Property is located on Main Street which is the towns main trading thoroughfare.
- Net Internal Area of approx c.775 sq ft (c.71.99 sq m) over 2 floors.
- The property has been operating as a long established hot food take away business within the town and is ideally suited to that same established use.
- Available immediately.

**Hot Food Takeaway Premises**

**£12,000 per annum**



# Accommodation

## Net Internal Area

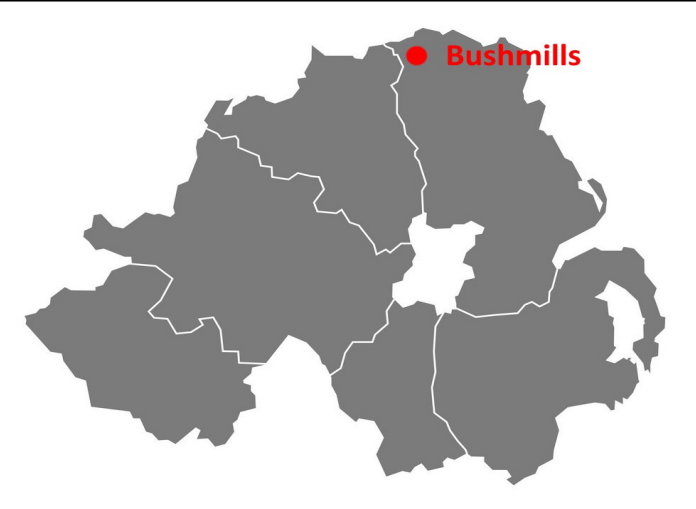
**Net Internal Area:**  
c.775 sq ft      c.71.99 sq m

**Ground Floor:**  
c.458 sq ft      c.42.55 sq m

**First Floor Rear Store:**  
c.317 sq ft      c.29.46 sq m



## Location Map



### Lease Details:

**Rent:**  
£12,000 per annum

**Term:**  
Terms Negotiable

**Rent Reviews:**  
Every 3 years

**Insurance:**  
Landlord to insure, tenant to reimburse

**Repairs:**  
Effectively Full Repairing

**VAT:**  
Quote inclusive of but may be liable to VAT

### Rates:

**NAV:**  
£4,100

**Non-Domestic Rate in £:**  
0.588556

### EPC:

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