



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

PORTRUSH
 105 Main Street
 BT56 8DA
 Offers Over £279,500

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

028 7083 2000
 www.armstronggordon.com

Absolutely superb substantial 3 storey property with commercial and residential use located in the heart of Portrush with large raised garden to rear offering views across the bay ,harbour and sea. This property is superbly situated & offers views to rear over sea, Portrush Harbour & Donegal Headlands. This property may be used residentially , commercially or indeed offer redevelopment potential subject to necessary consents.

Travelling along Kerr Street opposite Portrush Harbour turn right at the hill onto Lower Main Street. No. 105 will be located on your right hand side immediately after the bend on the corner and it is the 3 storey building painted in green.

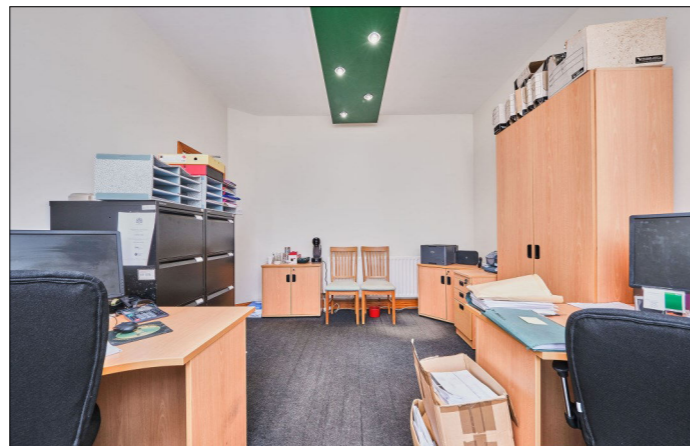
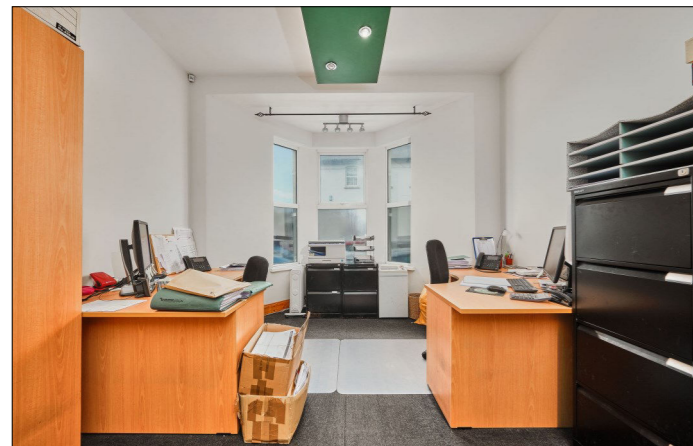
ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Porch:
With burglar alarm panel.

Entrance Hall:
With stairs to first floor.

Large Ground Floor Office/Family Room:
With bay window and recessed lighting. 11'9 x 17'0 (into bay)



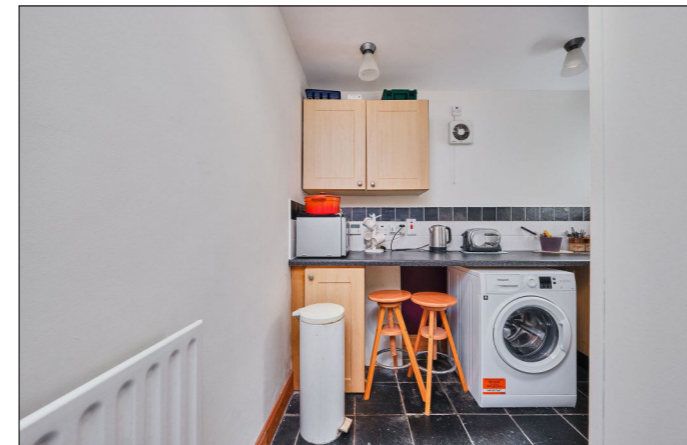
Additional Office/Bedroom 4:
With recessed lighting. 10'1 x 9'1



Separate W.C.:
With wash hand basin and tiled floor.
5'7 x 3'1



Utility Area:
With stainless steel sink unit, high and low level built in units with tiling between, plumbed for automatic washing machine, breakfast bar, space for fridge and extractor fan. 9'1 x 5'8



FIRST FLOOR:

Landing:

Lounge:
With marble fireplace with tiled inset and hearth.
16'11 x 16'11 (into bay)



Kitchen:

With stainless steel sink unit, high and low level built in units, space for cooker, space for fridge and tiled floor. 9'5 x 6'4



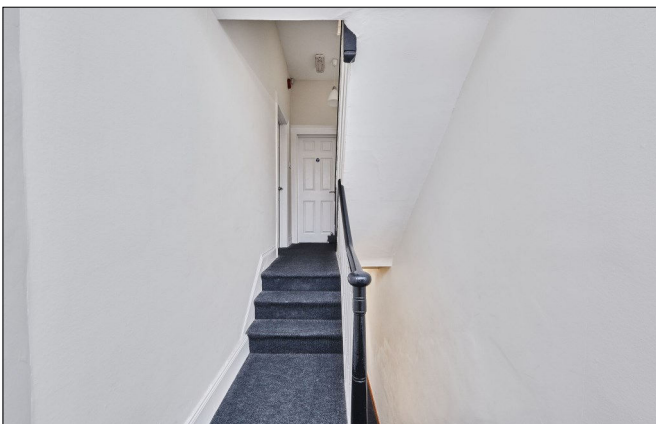
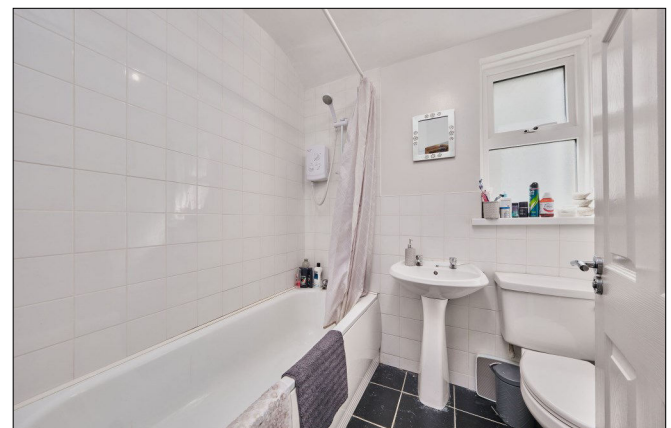
Bedroom 1:

11'7 x 10'1



Bathroom:

With w.c., wash hand basin, fully tiled over bath, half tiled walls and tiled floor. 6'7 x 6'1



SECOND FLOOR:

Landing:

Bedroom 2:

With sea views and harbour. 12'2 x 10'9



Bedroom 3:

13'5 x 10'0



Study:

Room locked no measurement.

EXTERIOR FEATURES:

Screened raised garden area to rear with views across sea, Donegal Headlands, beach and harbour.





SPECIAL FEATURES:

- ** Oil Fired Central Heating
- ** PVC Double Glazed Windows
- ** Property Is Currently Used As Commercial (Ground Floor) & Residential 1st & 2nd Floor
- ** Potential For Redevelopment Subject To Necessary Consents
- ** Close To Harbour, Sea, Beach, Restaurants & Shops
- ** Elevated Rear Garden Area With Sea, Beach & Harbour Views
- ** Floorplans & Deed Map Available From Agent
- ** Site Size — 17'10 (wide) x 95'0 (deep) approx.

TENURE:

To Be Confirmed

CAPITAL VALUE:

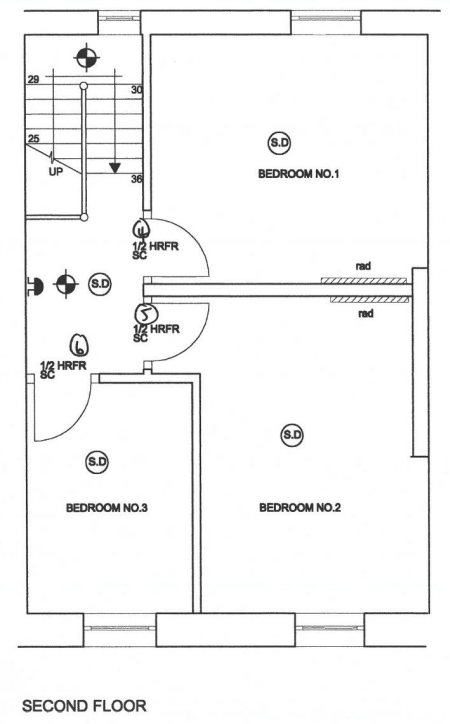
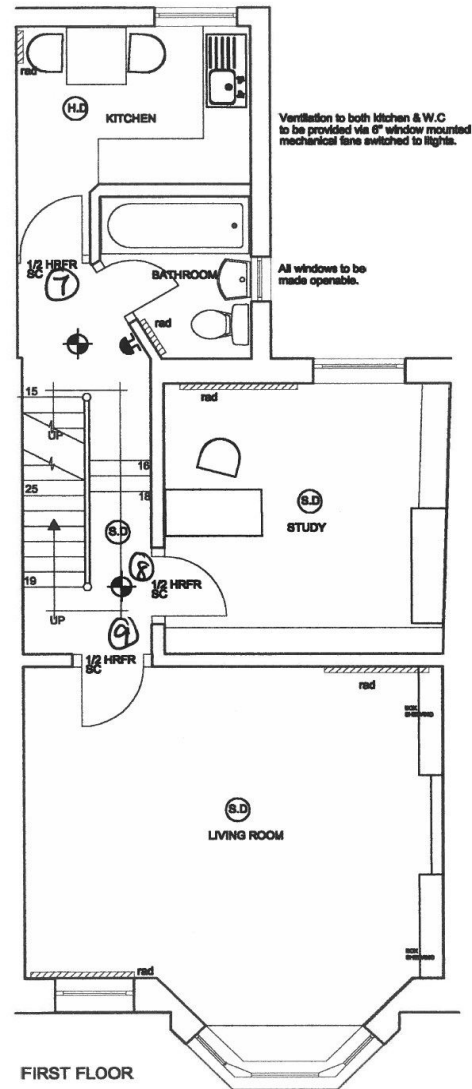
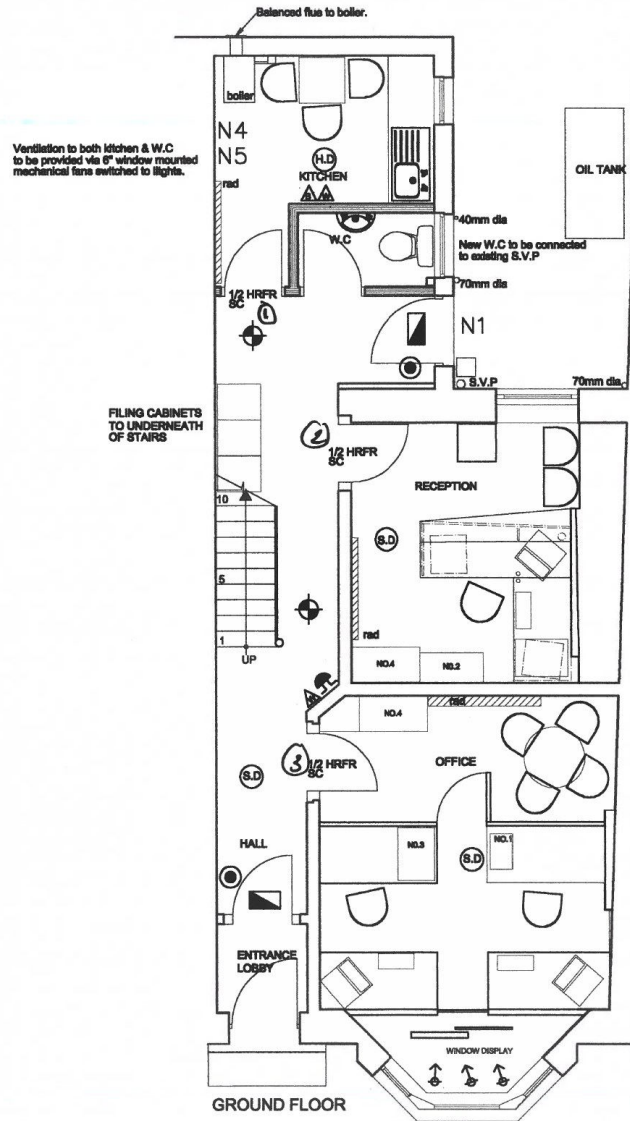
£41,000 (Rates: £401.96 p/a approx.)
Residential area on first and second floor.

NAV:

£1,750.00 (Rates: £1024.59 p/a approx.)
Commercial area on ground floor.

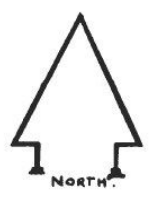
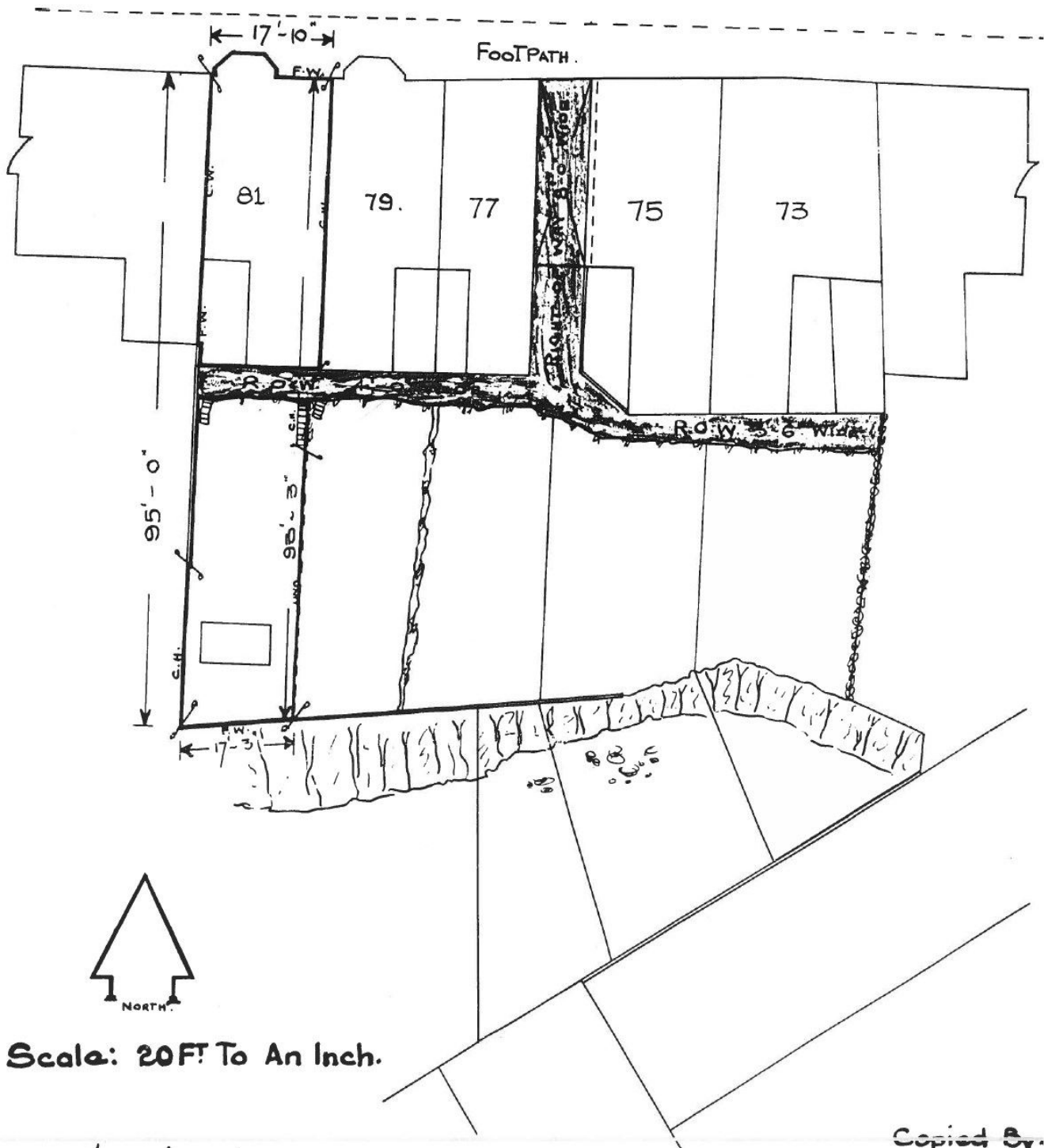


105 Main Street, Portrush, BT56 8DA



MAP REFERRED TO.

FOOTPATH.
To Ramona Head. ← MAIN STREET. → To L.M.S. (N.C.C.) RLY.



Scale: 20 FT To An Inch.

4 + + -

Copied By:
Compared
Requisition 1