



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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**ARMSTRONG GORDON**



64 The Promenade Portstewart BT55 7AF  
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com



**PORTSTEWART**

Site for replacement store / warehouse adjacent to 75 Central Avenue  
BT55 7BT

Offers Over £149,500

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

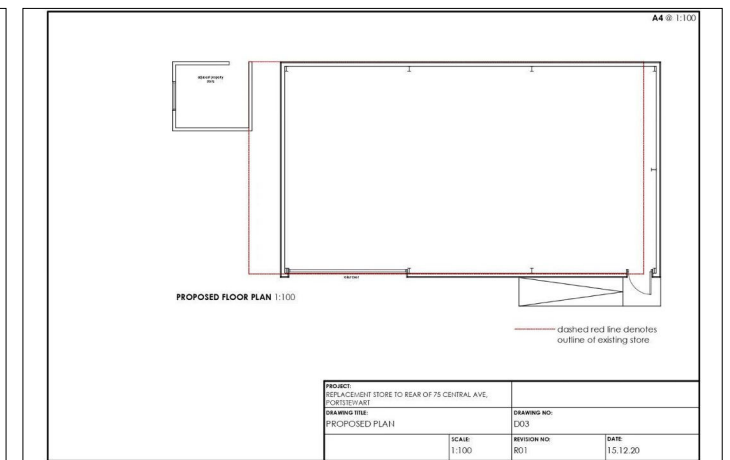
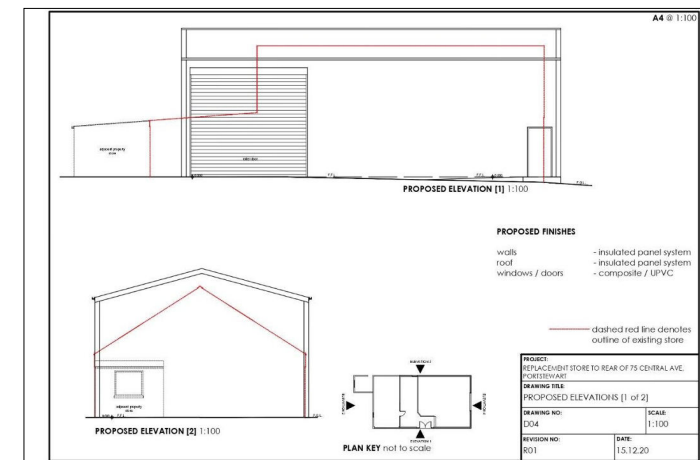
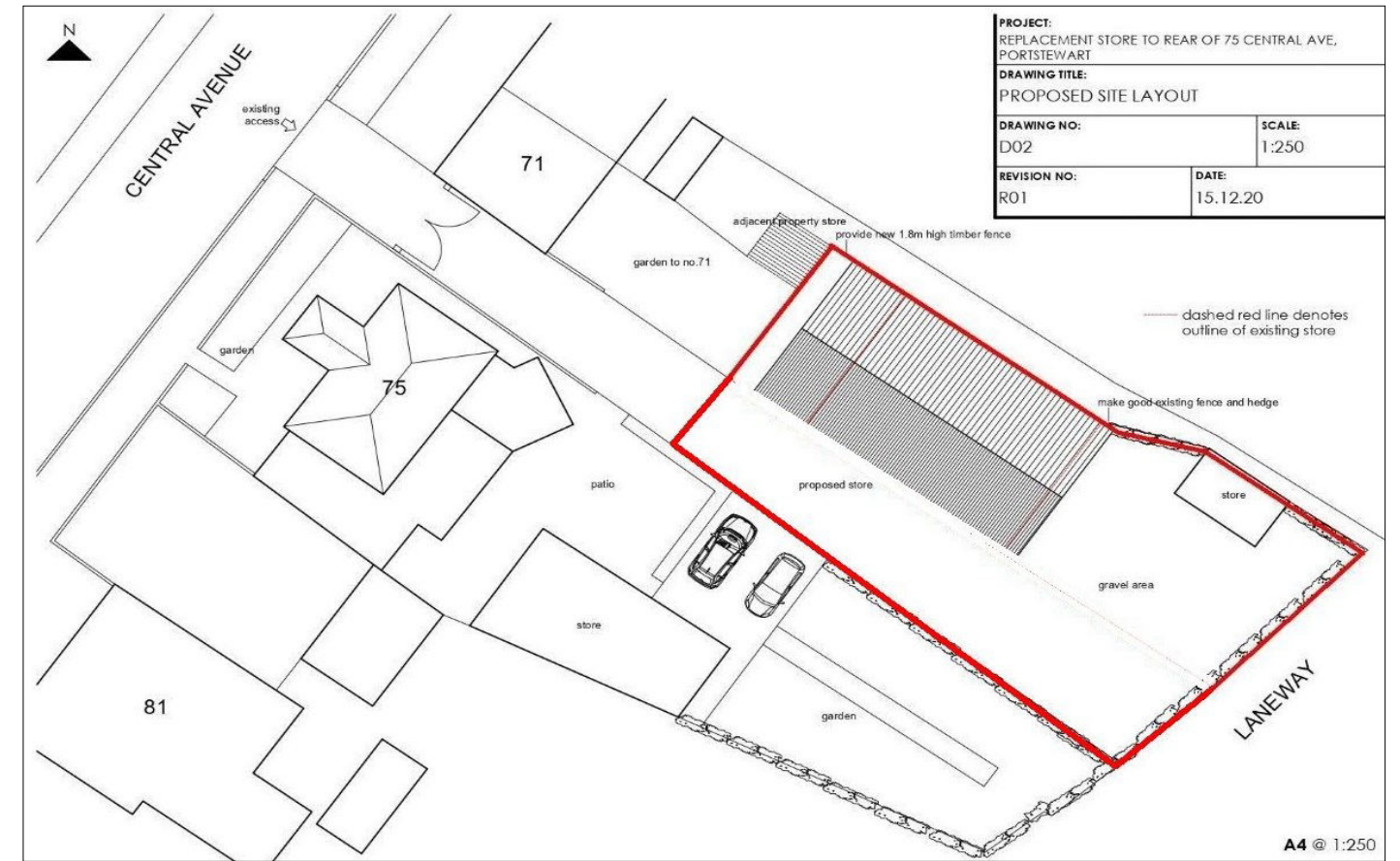
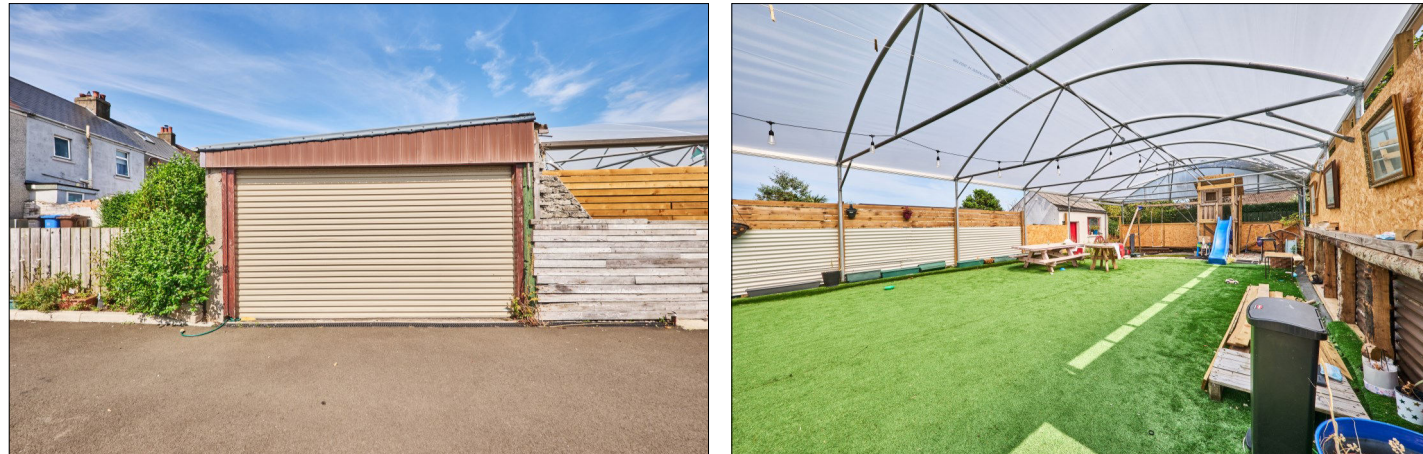
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Armstrong Gordon are delighted to offer for sale this unique former cottage, marquee and garage with full planning permission for large replacement store situated in the centre of Portstewart. The property has a row off the laneway accessed off central avenue and currently has a range of uses even in its current state that could be applied for. The subject property /site is situated within walking distance to Portstewart Promenade and all local amenities.

Approaching Portstewart from Portrush, take your first left after the former York Bar and Restaurant onto Central Avenue and proceed up the hill. The site will be located behind number 75 on your left hand side opposite Portstewart Primary School.

**ACCOMMODATION COMPRISES:**



**SPECIAL FEATURES:**

- \*\* Current Site Already Has Marquee On Site & Former Cottage
- \*\* Planning In Place For Replacement Store
- \*\* Planning For Other Uses Could Be Obtained Subject To Necessary Consents
- \*\* Car Parking Area Included To Rear Of New Stone Area
- \*\* Accessed Off Private ROW
- \*\* Services On Site

**TENURE:**

To Be Confirmed

