



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

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**ARMSTRONG GORDON**



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**PORTSTEWART**

Site for replacement store / warehouse adjacent to 75 Central Avenue  
BT55 7BT  
Offers Over £130,000

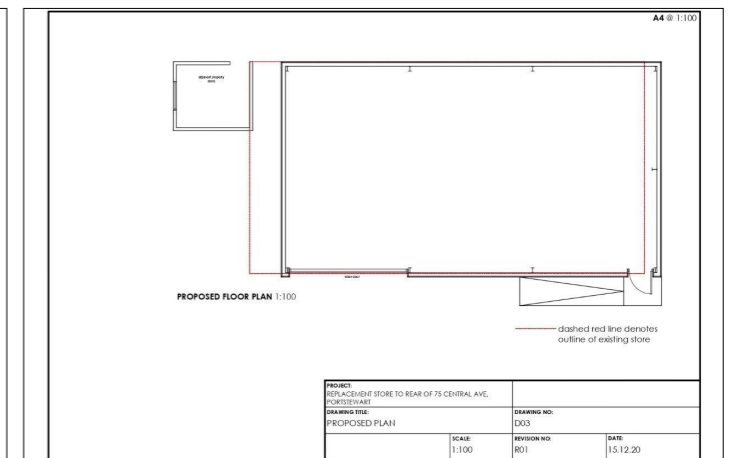
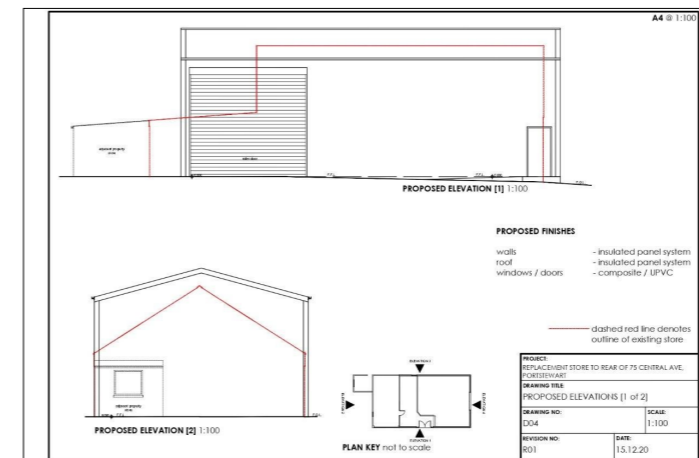
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Armstrong Gordon are delighted to offer for sale this unique former cottage, marquee and garage with full planning permission for large replacement store situated in the centre of Portstewart. The property has a row off the laneway accessed off central 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

