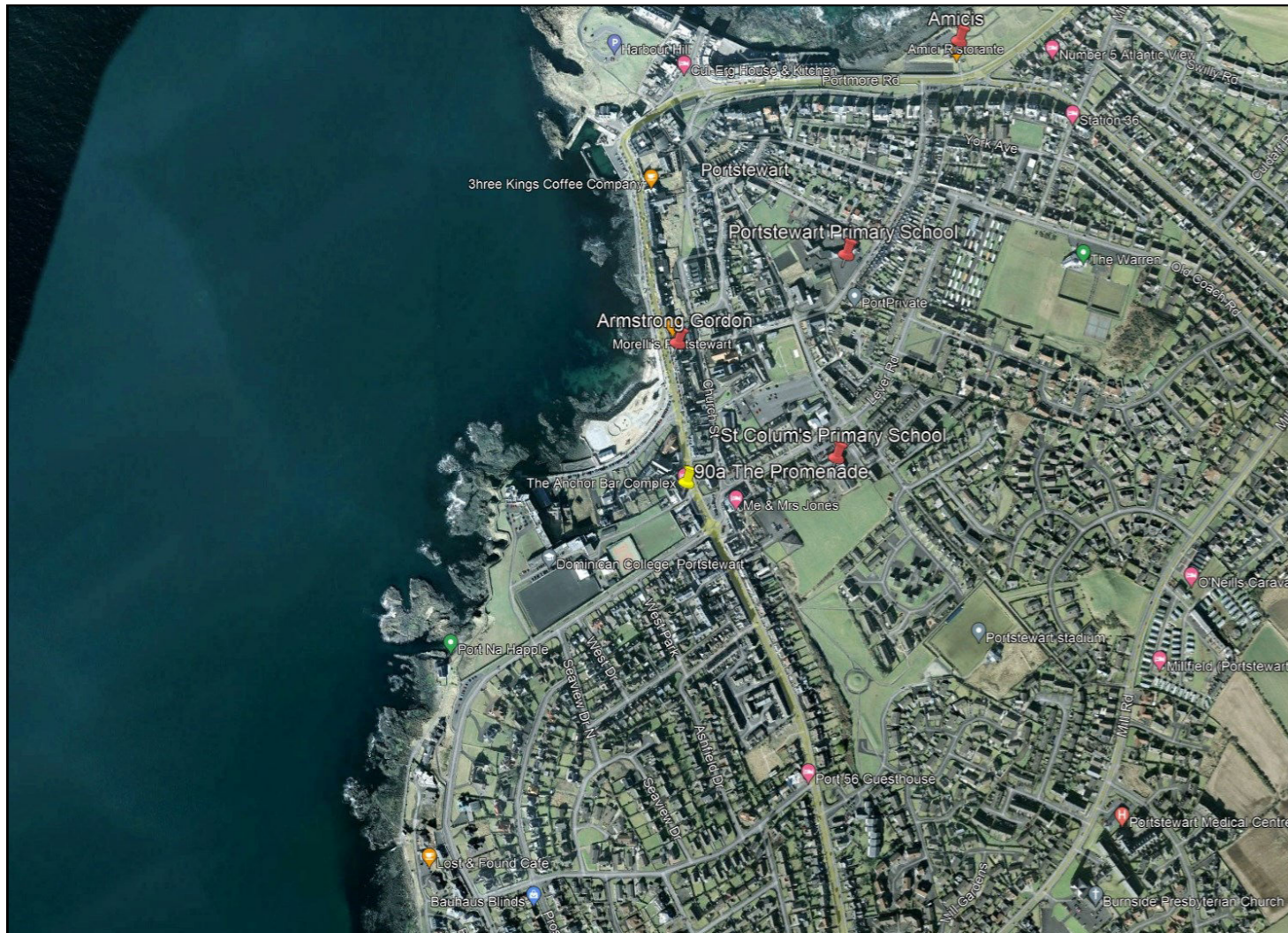




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ARMSTRONG GORDON



ARMSTRONG GORDON & Company Limited
 THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

64 The Promenade Portstewart BT55 7AF
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PORTSTEWART

Commercial premises
 90A The Promenade
 BT55 7AG
 TO LET

Available as:
 1 large commercial space — £800.00 pcm
 or as an office share — £300.00 pcm
 (Rates / Insurance & Utilities included)

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This is a superbly located and very well presented fully renovated contemporary first floor office space which is adjacent to the Anchor Bar and above the Post Office. The building is two story and is accessed through a communal door on the ground floor. The building itself currently consists of the Post Office a beautician and the Humming Bird Project. The area has a variety of retail and professional services in close vicinity and is situated within the heart of the business district.

90a The Promenade is located on the first floor above the Post Office in the Diamond area of Portstewart.

ACCOMMODATION COMPRISES:

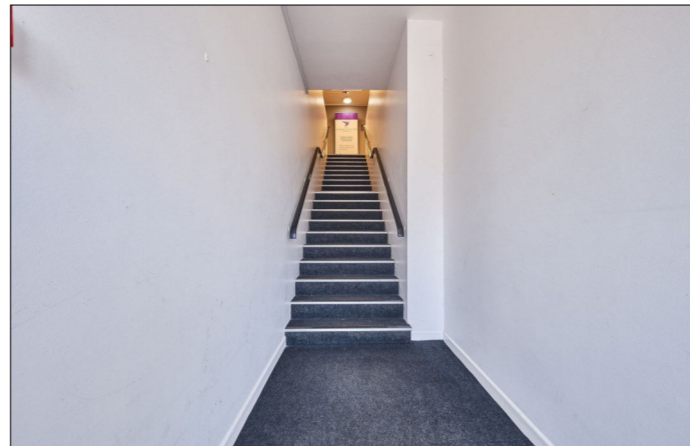
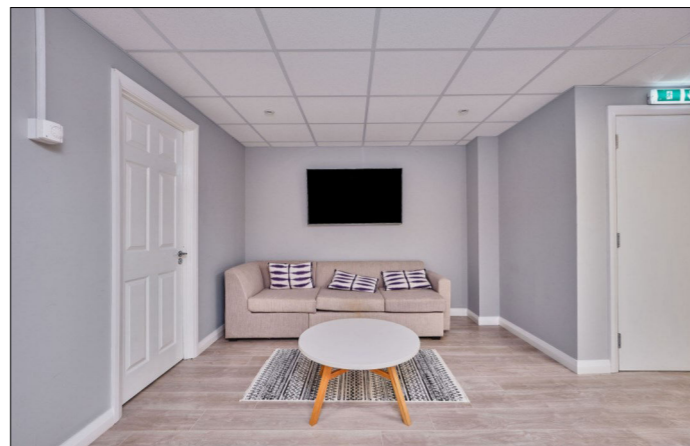
Communal Entrance Hall:

With stairs to first floor.

FIRST FLOOR:

Main Reception Area: 21'4 x 15'5

With office and waiting area, recessed lighting, laminate wood floor and glass panel door leading to:



Meeting Room:

With two light wells, large storage cupboard, strip lighting and laminate wood floor. 17'5 x 13'1



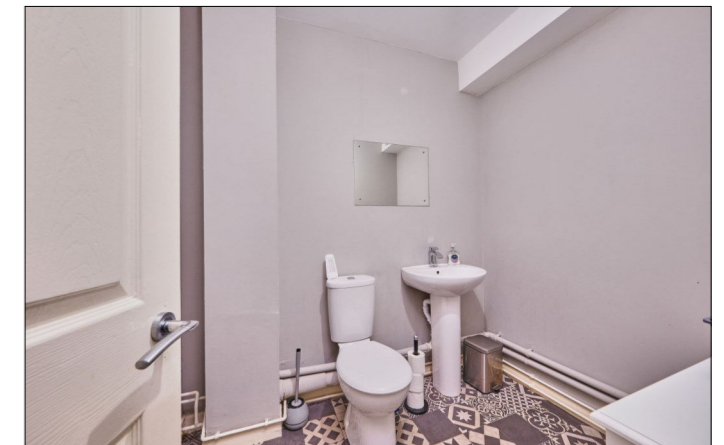
Kitchen (off reception): 10'2 x 6'11

With single drainer stainless steel sink unit, low level units with tiling above, space for fridge, strip lighting and door leading to:



Shower Room:

With fully tiled walk in shower cubicle with mains shower, extractor fan and door leading to:



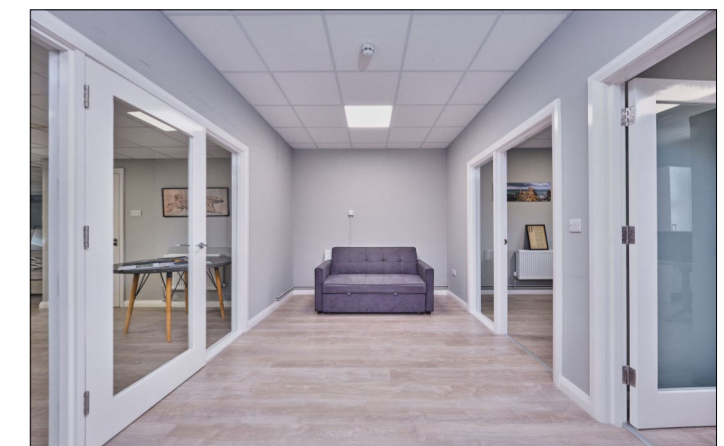
Separate W.C.:

With wash hand basin.

Pedestrian glass panel door with glass panel sides leading to:

Printer Room/Additional waiting area:

With laminate wood floor and glass door with glass panels leading to:



Office 1:

With laminate wood floor. 13'1 x 8'8

Office 2:

With cupboard housing gas boiler and laminate wood floor. 13'1 x 8'8



SPECIAL FEATURES:

- ** Gas Fired Central Heating
- ** PVC Double Glazed Windows
- ** Town Centre Location
- ** This Property Is Available In Its Entirety Or As An Office Share

TENURE:

Freehold

NAV:

£4,950.00 (Rates: £2,898.14 p/a approx.)