

FOR SALE

Unit 1, 10 Causeway Street, Portrush BT56 8AB

PRIME RETAIL UNIT IN PORTRUSH TOWN CENTRE

Lisney

COMMERCIAL REAL ESTATE



Lisney

COMMERCIAL REAL ESTATE

FEATURES

Prime retail unit in the busy seaside town of Portrush

High level of passing pedestrian and vehicular traffic

Full width retail frontage overlooking Causeway Street

Recently refurbished unit, ready for immediate occupation

Suitable for various uses, subject to planning

LOCATION

The subject property is located in the thriving town centre of Portrush. Portrush is a scenic coastal resort located on the renowned North Coast, circa 60 miles north of Belfast and circa 6 miles from Coleraine. The area is a popular tourist destination benefiting from spectacular scenery with breath-taking views, sandy beaches and numerous historical landmarks, such as the Giant's Causeway (UNESCO World Heritage Site), the Carrick-a-Rede Rope Bridge and the medieval Dunluce Castle.

As well as spectacular vistas, Portrush is home to a number of high profile annual events such as the North West 200 International Road Races and Airwaves Air Show. These events alone attract close to 200,000 visitors to Portrush. The town also benefits from an illustrious golfing heritage and is home to Royal Portrush Golf Club, which hosted the 2019 Open Golf Championship and is due to host the 153rd Open Championship in 2025.

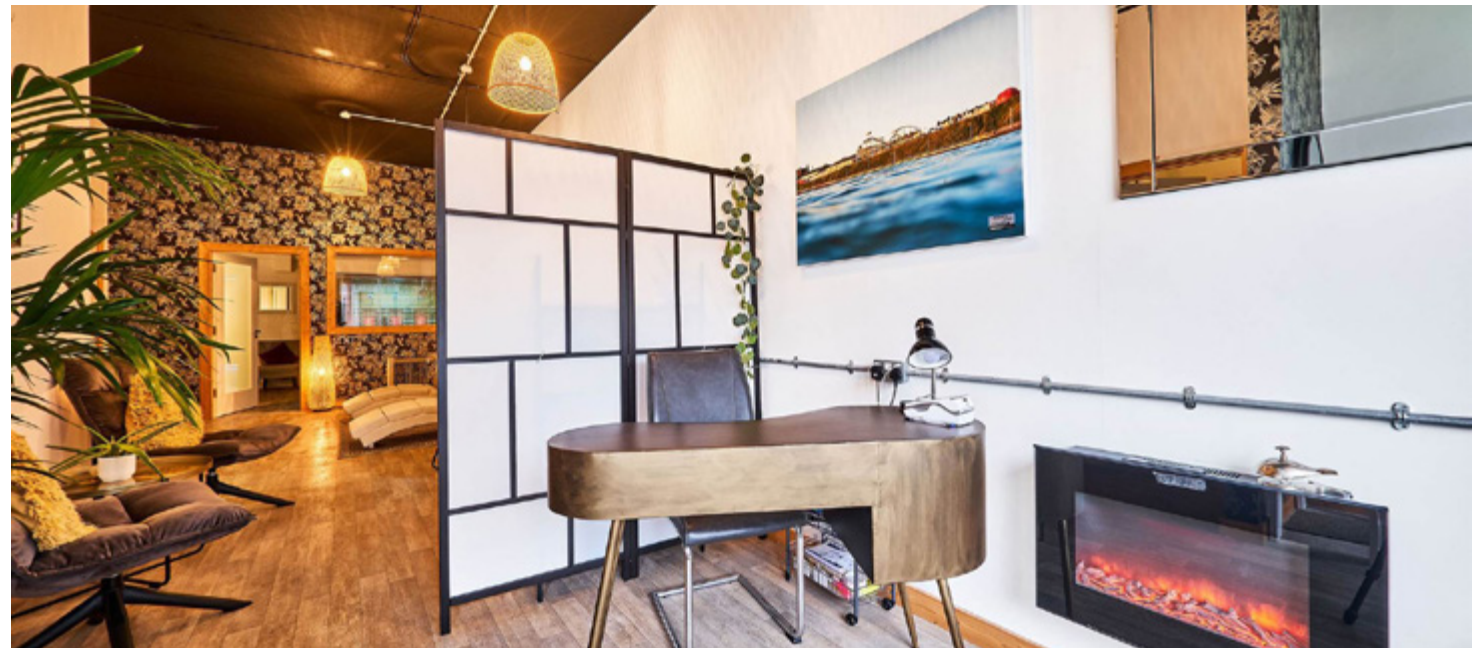
The subject retail unit is situated on Causeway Street, one of the two main thoroughfares leading into the town centre, benefiting from both a high level of vehicular and pedestrian traffic. Surrounding occupiers on Causeway Street include Troggs, 55 Degrees North, Aura Day Spa and the Springhill Bar.

DESCRIPTION

The subject property comprises a ground floor retail unit of circa 884 sqft (82.14 sqm) with Causeway Street frontage of circa 5.95 metres. The property is currently fitted out as a Wellness Spa and comprises a number of treatment rooms, two bathroom / shower rooms and two kitchenettes.

Please note, the majority of the internal walls are of stud construction and can be easily be moved or removed altogether to reconfigure the unit. The unit has been refurbished in the last few years and was previously fitted out as a café, a use which could be reinstated, subject to obtaining change of use planning permission.

The existing fit-out comprises wooden laminate flooring, modern exposed ceilings and dropped feature lighting. Externally, the unit benefits from glazed windows and an remote controlled electric roller shutter.



ACCOMMODATION

The unit measures approximately 884 sqft (82.14 sqm).

SERVICE CHARGE

The service charge is circa £600 + VAT per annum.
Further details available upon request.

RATES PAYABLE

NAV: £7,650
Rates Pounding 2024/25: 0.585482
Rates Payable: £4,479

Please note, the property may benefit from Small Business Rate Relief of circa 20% as the NAV is under £15,000.

EPC

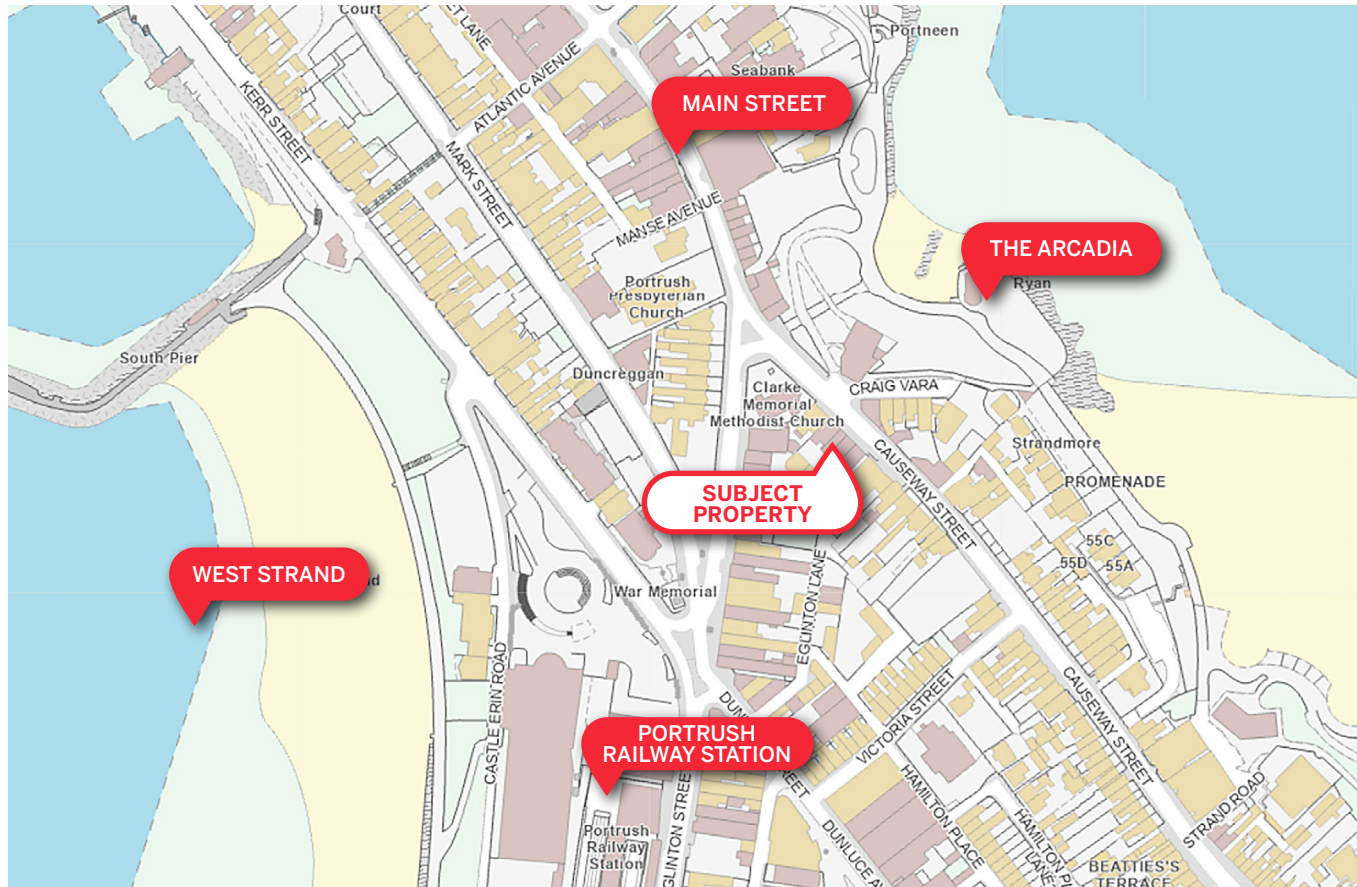
The property has an Energy Efficiency rating of C59.
The full Certificate can be made available upon request.

SCORE	ENERGY RATING	RATING
92+	A	
81-91	B	
69-80	C	59 C
55-68	D	
39-54	E	
21-38	F	
1-20	G	





LOCATION



TITLE

Long Leasehold

PRICE

Offers around £149,500

STAMP DUTY

Stamp duty will be the liability of the purchaser.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT. Further information is available at www.lisney.com

CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF 23866

Lisney

COMMERCIAL REAL ESTATE

For further information:

Lynn Taylor: 028 9050 1501 / 07813 020 181

ltaylor@lisney-belfast.com

Kristian Dube: 028 9050 1501

Kdube@lisney-belfast.com

Viewing strictly by appointment with the sole selling agent Lisney

Lisney Commercial Real Estate

3rd Floor, Montgomery House

29-33 Montgomery St, Belfast BT1 4NX

Tel: 028 9050 1501

Email: property@lisney-belfast.com

lisney.com



The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers 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; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

