



Instinctive
Excellence
in Property.

For Sale

Prominent Retail Unit with
Short Term Income
c. 735 sq ft (68.3 sq m)

25 Eglinton Street
Portrush
Co. Antrim
BT56 8DX

INVESTMENT



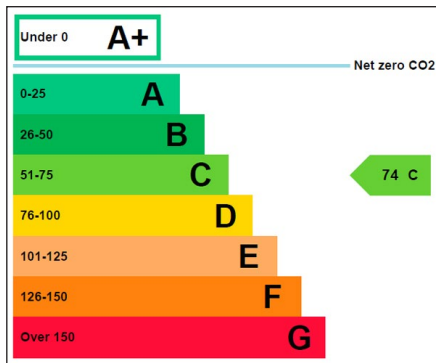
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INVESTMENT

EPC



Location

Portrush is a well known and popular tourist destination on the North Coast approximately 60 miles from Belfast and 35 miles north east of Londonderry. The town hosts a range of popular tourism resorts including a number of well known bars, restaurants and cafes. Situated in a prominent position within the town centre with rear access from Eglinton Lane. Surrounding occupiers include Spar, Maud's, The Original Factory Shop and Curry's Fun Park.

Description

Ground floor retail unit which forms part of a larger development with apartments above which are held under separate ownership. The unit is a regular shape and currently fitted out as a juice bar.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor Retail Unit	735	68.3

Title

We have not had sight of the Title but assume that the property is held in Long Leasehold.

Sale Details

We have been instructed to seek offers in excess of £165,000 exclusive.

Lease Details

Licence: 9 month licence from date of completion subject to 1 month prior written notice.
Licence Fee: Equivalent to £15,000 per annum.

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £8,150
Estimated rates payable: £4,771.64
Rate in the £ for 2024/25: £0.585482

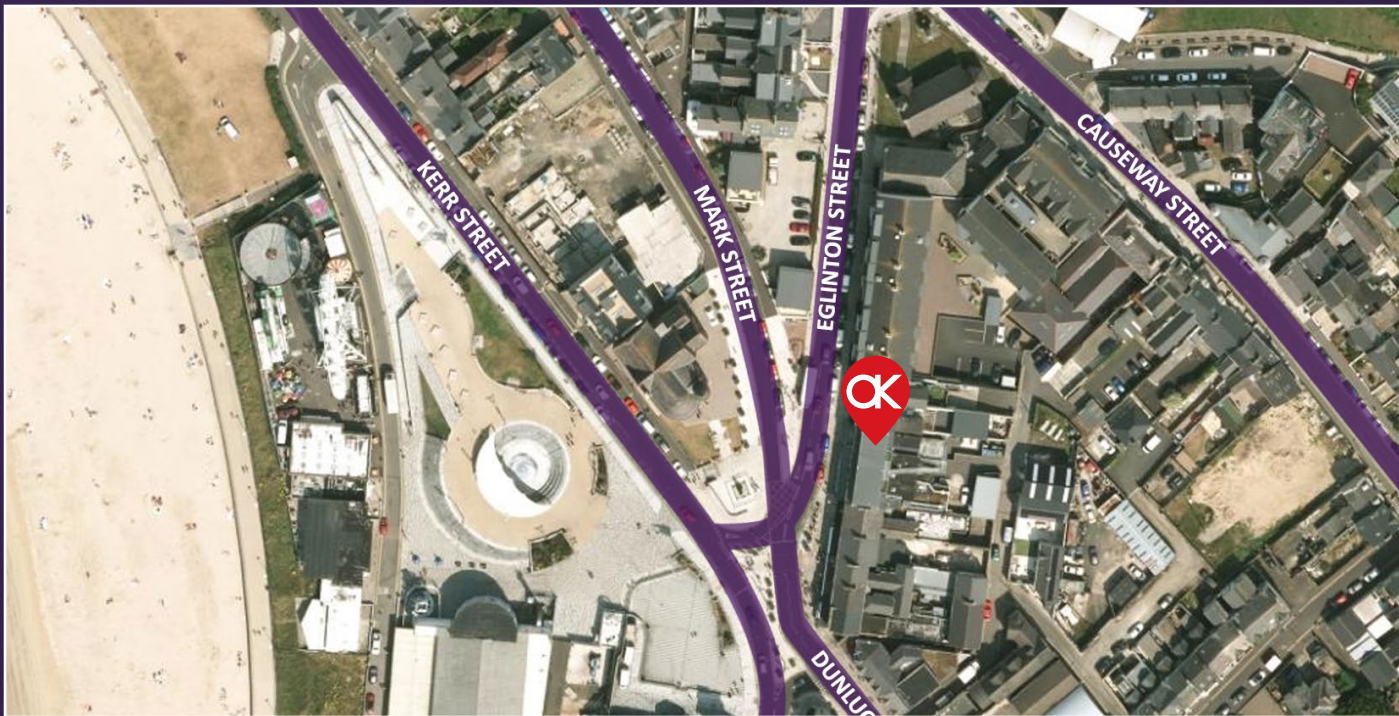
VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

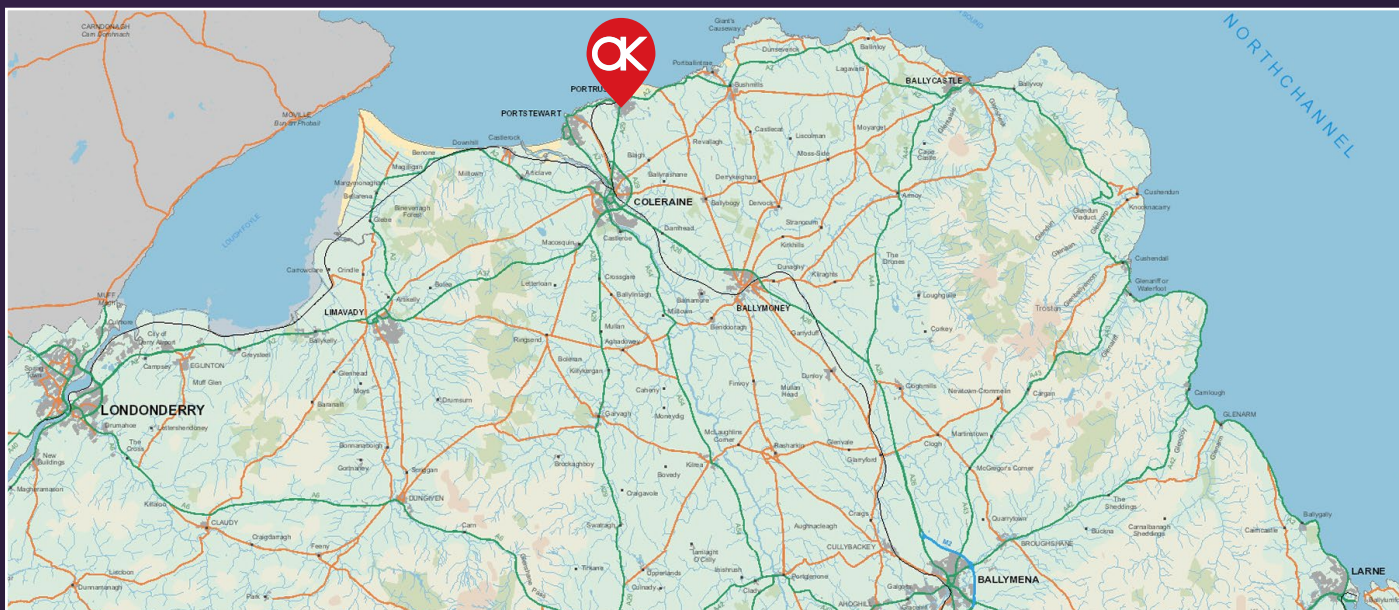
Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.





FOR IDENTIFICATION PURPOSES ONLY



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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 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). 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 Osborne King. 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.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.