

For Sale

Unit 2, 33 The Diamond, Portstewart, BT55 7EA

Rental **£400 per month**



Property Overview

- Ground Floor retail unit / office
- Units 2 - 27 sq m / 290 sq ft
- Town centre location just off Coleraine Road
- Term: From 3 years
- Rental: £4,800 per annum
- Repairs: Tenant to be responsible for internal Repairs and Maintenance to include shop front
- Management Fee: Tenant to be responsible for the payment of any potential management fee
- Title: Assumed freehold or long leasehold
- VAT: All prices, outgoings etc quoted are exclusive of, but may be subject to VAT
- Rates: The assessment for the year 2021/2022 is TBC
- EPC Rating - TBC

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Excellent opportunity to locate a business in this popular North Coast resort town. This unit is located near to The Diamond, just a short walk from The Promenade, and with other shops and offices nearby, is ideal for a wide range of business opportunities (excludes hot food, hairdresser & beautician). Available for immediate occupation.

FLOOR PLANS



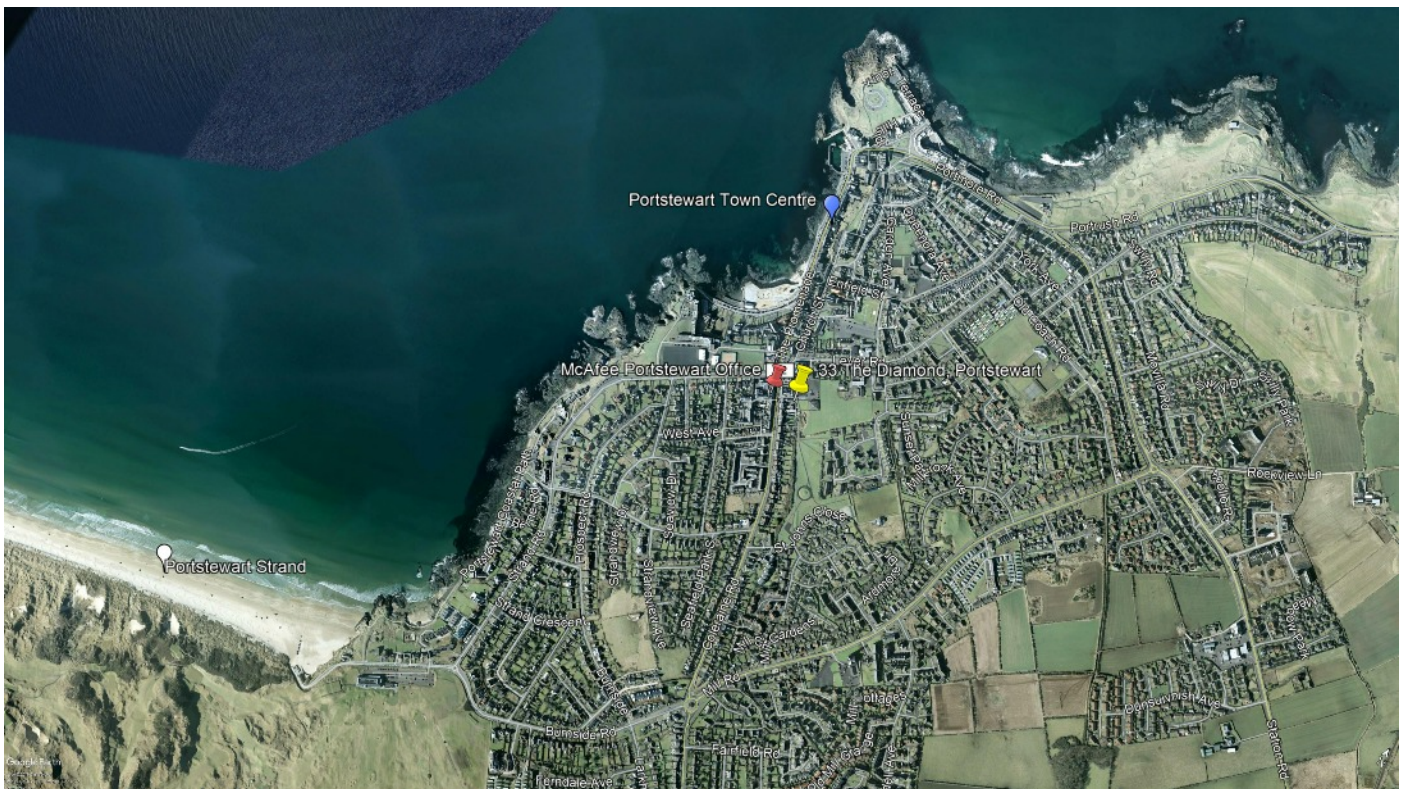
For illustrative purposes only. Not to scale.

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

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1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Portstewart for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

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Property Location:

On approaching Portstewart along the Coleraine Road, just before the Diamond roundabout turn right at the side of the Spar supermarket and Unit 1 is situated on the right hand side

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A	EPC COMING SOON		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	
Full EPC available on request			

OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

www.mcafeeproperties.co.uk
portstewart@mcafeeproperties.co.uk

PROPERTY REFERENCE

PST1240 090221/RT

OUR OFFICE LOCATION



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