



THE PROMENADE ELEVATION

TO LET

Centrally Located Retail Unit Extending to c. 860 sq ft - Due Spring 2023

80 The Promenade, Portstewart, BT55 7AF



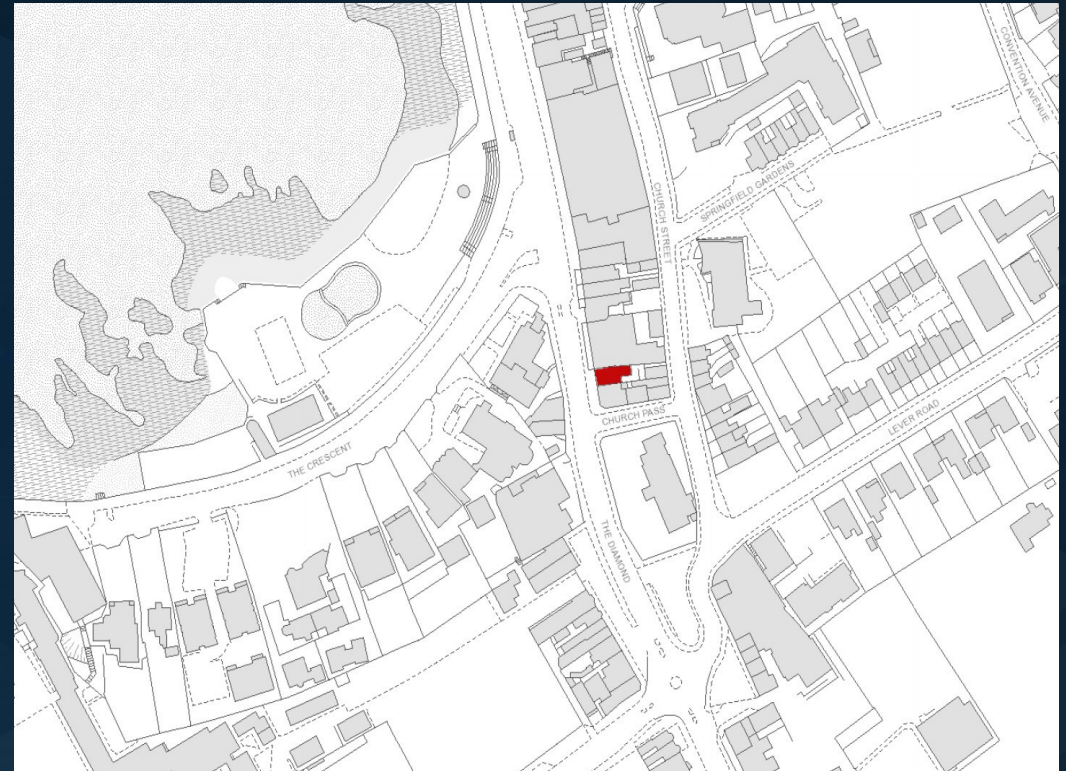
LOCATION / DESCRIPTION

Portstewart is a popular seaside town within County Derry situated c. 4 miles north west of Coleraine. It is well established as a good commuter town and strong tourist destination being situated right in the centre of the Causeway Coast A2 route.

The unit occupies a prominent location at the top section of The Promenade commanding excellent sea views with good parking nearby. The area includes retail, leisure and apartments with a range of independent retailers including Portstewart Clothing Company, Morelli's and Wilson's. The popular Crescent play area, the harbour, Dominican College, Star of the Sea Church, the Anchor and Villa complex are all in close proximity.

The subject will comprise a ground floor commercial unit benefitting from prime retail frontage. The remainder of the block will be developed to provide exclusive luxury apartments.

The unit is due to be complete Spring 2023 further details from letting agents.



ACCOMMODATION

| Description | Area (sq m) | Area (sq ft) |
|-------------|-------------|--------------|
| Retail | 80.00 | 860 |
| W.C | - | - |

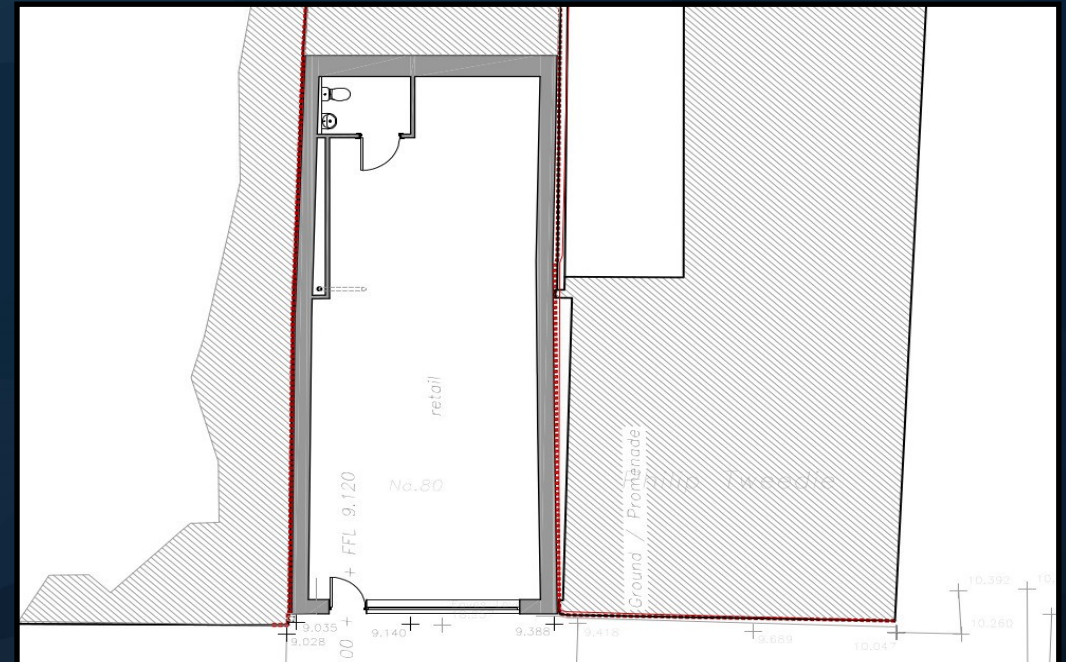
LEASE DETAILS

RENT: £15,000 per annum

TERM: Negotiable

SERVICE CHARGE : Tenant responsible for internal and external repairs;
A portion of Building Insurance to be reimbursed to the landlord

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.



RATES

We are advised that the current NAV for the subject are to be assessed.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

EPC CERTIFICATE

To be provided upon completion .

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/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.



CONTACT DETAILS

HENRY TAGGART

henry.taggart@okt.co.uk

028 7034 4244

OKT.CO.UK (REF: C4385)

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