

The OKT logo is located in the top right corner of the image. It consists of the letters 'OKT' in a bold, black, sans-serif font, with the 'O' and 'K' stacked vertically above the 'T'. The logo is set against a yellow triangular background that points towards the top right corner of the image.

METHODIST CHURCH HALL

TO LET

**5 Eglinton Street, Portrush, BT56 8DX**

A highly desirable retail opportunity in a prime town centre location



# LOCATION / DESCRIPTION

Prominently positioned within Portrush town centre, a popular coastal resort on the North Coast of Northern Ireland. The property benefits from strong pedestrian footfall, close proximity to the seafront, West Strand beach and Portrush Harbour, and is surrounded by a mix of retail, hospitality and residential uses. The location is further supported by good public transport links and nearby public parking facilities, making it a well-connected and accessible commercial position.

The subject comprises a ground floor retail unit offering a well-proportioned and functional sales area, suitable for a variety of retail or food-related uses. To the rear, the property benefits from a large cooled storage facility, together with additional ambient storage accommodation and WC facilities. Staff access is provided via a side entrance, which is accessed through the underground car park serving the adjoining residential development and potentially neighbouring commercial premises.

\*Note: as stipulated by the owners (the Methodist Church), the property is subject to a restriction prohibiting trading on Sundays.

## ACCOMMODATION

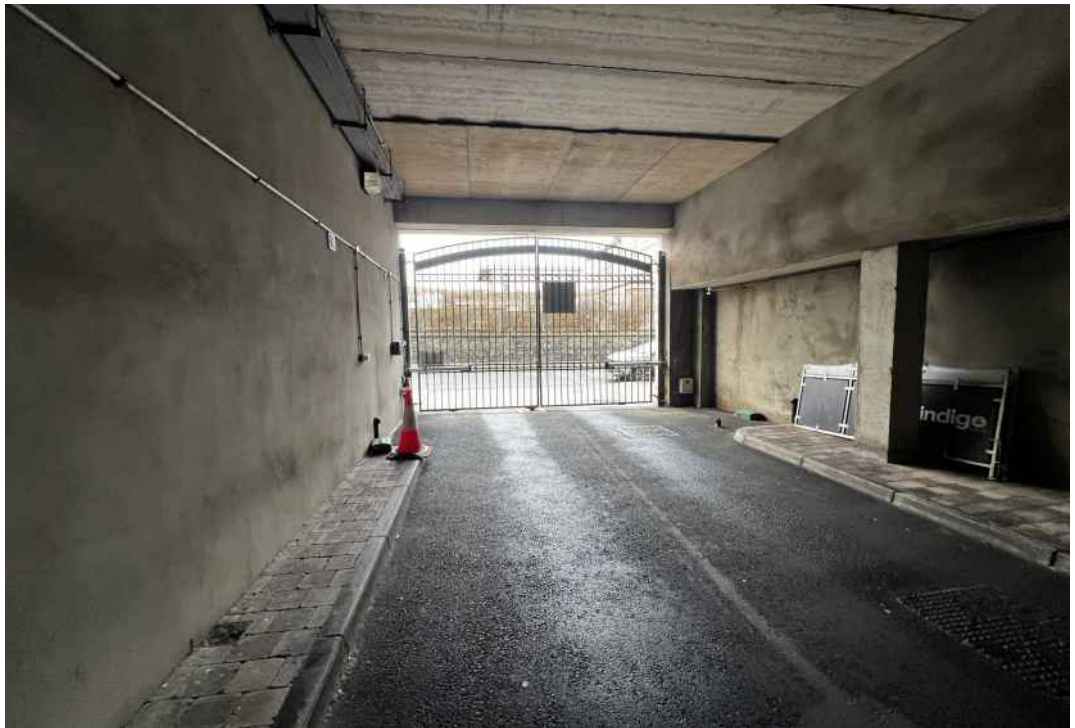
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Retail Area	33	355
Cooled Storage	14	151
Dry Storage	4.6	49.5
W.C Facilities		
<b>TOTAL</b>	<b>51.5</b>	<b>555.5</b>

### 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/ukxi/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.

REF: C5049







# LEASE DETAILS

RENT: £6,500 per annum  
TERM: Negotiable

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

## VAT

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

## NAV (RATES PAYABLE)

NAV: £8,000

Estimated rates payable in accordance with LPS Website: £4,839.59

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

### O'CONNOR KENNEDY TURTLE

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 | Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 okt.co.uk

OKT 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 intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant 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 O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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