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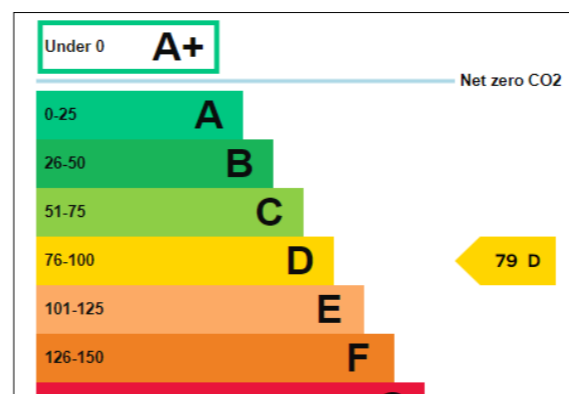
**ARMSTRONG GORDON**



**ARMSTRONG GORDON** & Company Limited  
 THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]

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## PORTSTEWART

77 The Promenade

BT55 7AF

Offers Around £12,000 Per Annum

028 7083 2000  
[www.armstronggordon.com](http://www.armstronggordon.com)

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Welcome to 77 The Promenade an enchanting shop available for rent on the picturesque Portstewart Promenade with open area to front included in the deed . Nestled along the stunning North Coast of Northern Ireland, this charming space offers a unique opportunity for entrepreneurs and dreamers alike to establish their business in a prime location.

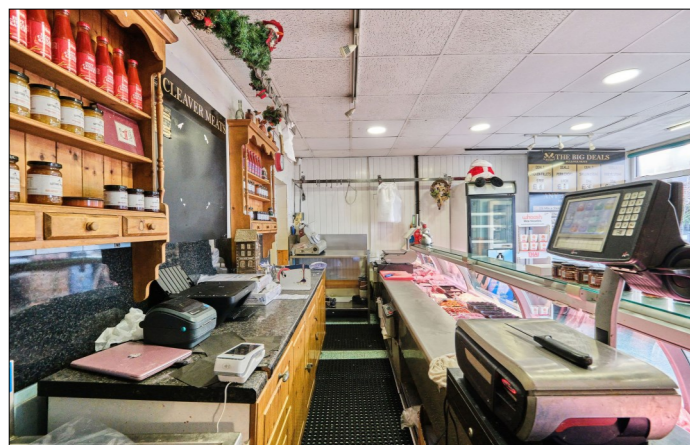
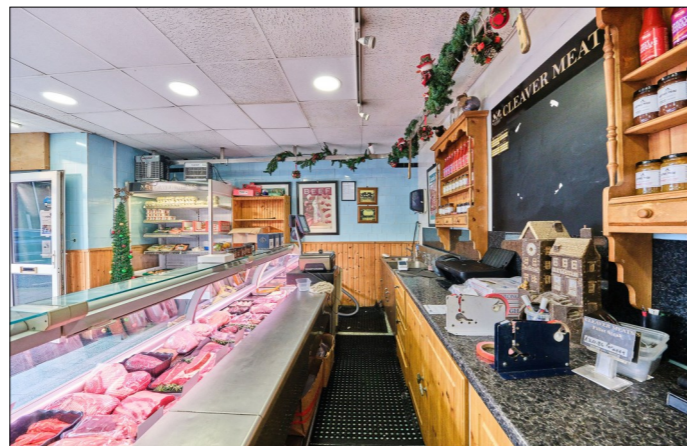
The interior layout is versatile and spacious, allowing for creative and personalized store setups. Whether you envision a cozy boutique, an art gallery, a souvenir shop, or a trendy cafe, the possibilities are endless.

The location itself is a key selling point, situated on the bustling Portstewart Promenade. Foot traffic is abundant, especially during the peak tourist season, creating a constant flow of potential customers eager to explore and discover what your business has to offer. With proximity to popular attractions, hotels, and local amenities, your shop will become a focal point for both locals and visitors alike.

Seize the opportunity to become a part of the vibrant Portstewart community and establish your business in this idyllic coastal setting now!

#### Main Shop:

With tiled floor, bowl and a half single drainer stainless steel sink unit, part pine panel wall , part tiled walls. 18'4 x 17'9



#### Room to Rear:

With large stainless steel sink unit, space for large fridge, strip lighting, tiled floor. 17'7 x 12'9



#### EXTERIOR FEATURES:

Stair access to Church Street.

#### Lean to:

With stainless steel wash hand basin. 7'6 x 6'4

#### Outside:

W.C.

#### Rear Out House:

With tiled floor, light and power points. 13'2 x 10'7



#### SPECIAL FEATURES:

- \*\* Prime Town Centre Location Close To Most Local Amenities
- \*\* Area To Front Of Shop Within Ownership Area Of Shops
- \*\* High Footfall Past Unit At All Times Of The Year

#### CAPITAL VALUE:

To Be Confirmed

#### TENURE:

To Be Confirmed