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INDEPENDENT FINANCIAL ADVICE AVAILABLE

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To arrange an initial appointment please contact:

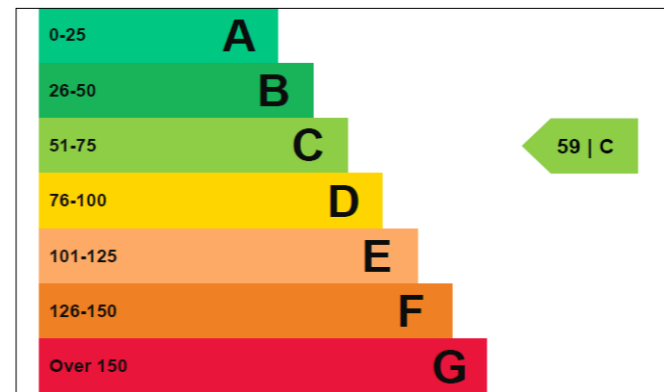
ARMSTRONG GORDON

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Typically we do not charge a fee for mortgage advice. However depending upon your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval Number H0114170



ARMSTRONG GORDON



PORTRUSH

'Float Away'

Unit 1, 10 Causeway Street

BT56 8AB

Offers Over £225,000



64 The Promenade Portstewart BT55 7AF

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F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com

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028 7083 2000
www.armstronggordon.com

Welcome to a tranquil oasis in the heart of Portrush. This exceptional business offers a rare opportunity to step into a now established wellness haven. Nestled in a prime location, this business is a haven of relaxation, drawing locals and tourists alike seeking rejuvenation and serenity. Concentrating on dry floating, infrared thermal sauna, massage and aromatherapy, once you step inside you will be enchanted by the inviting ambiance, where soothing aromas and calming melodies greet you. The well thought out designed space boasts state of the art facilities, providing the perfect escape from the hustle and bustle of daily life. With a loyal clientele base and a reputation for excellence, this business presents a turnkey opportunity for enthusiastic individuals eager to indulge in the wellness industry. Whether you are an experienced practitioner looking to expand your portfolio or an entrepreneur seeking a profitable venture, this is your chance to own a slice of paradise in Portrush. There is also an option to purchase the premises 'only' without the facilities and equipment.

As you proceed along Main Street in Portrush veer left onto Causeway Street and Unit 1, 10 Causeway Street will be located on your right, immediately opposite the North 55 Restaurant in the centre of Portrush.

ACCOMMODATION COMPRISES:

Reception Area:



Relaxation Area:

31'7 x 10'6
(measurement to include reception area)

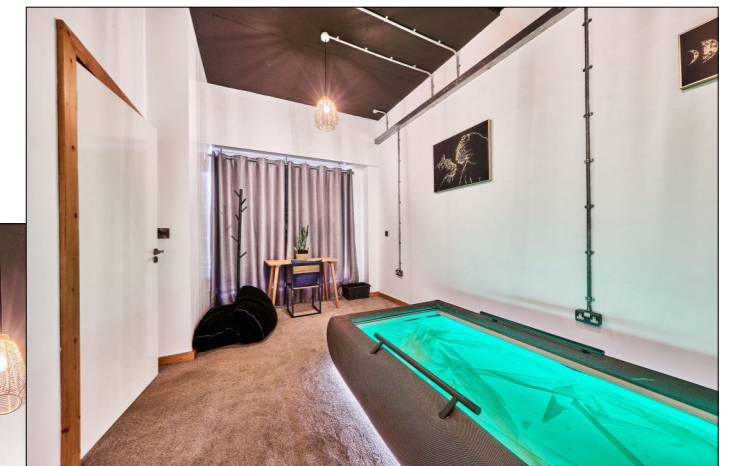


Relaxation area continued:



Dry Flotation Room:

17'3 x 9'7



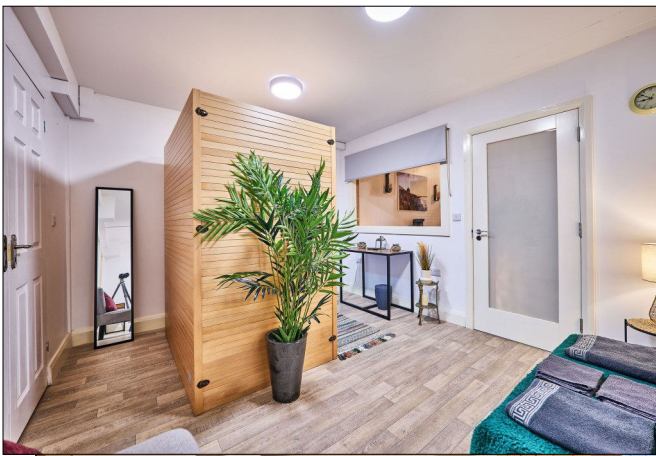
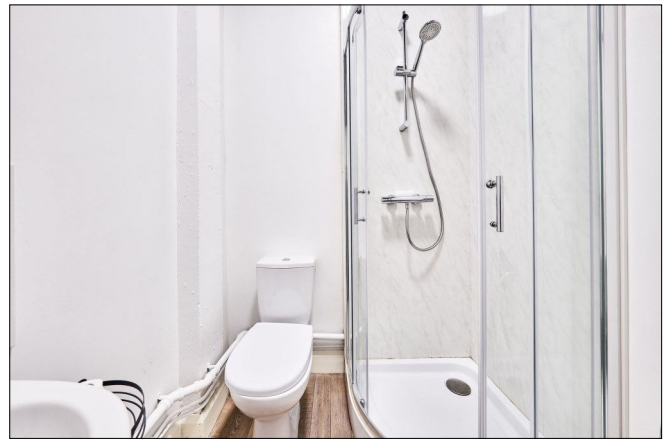
Kitchen:

With stainless steel sink unit, low level units, integrated ceramic hob with extractor fan above, space for fridge freezer. 8'0 x 6'6



Shower Room:

With w.c., wash hand basin, fully pvc clad walk in shower cubicle with mains shower.



Sauna Area:

With infrared two person sauna . 12'2 x 11'1



Store Room:

7'8 x 6'9

Utility Room:

With single drainer stainless steel sink unit, high and low level units, plumbed for automatic washing machine. 6'10 x 5'10



Massage Room:

11'0 x 6'11

Shower Room:

With w.c., wash hand basin with tiled splashback, fully pvc clad walk in shower cubicle with mains shower.



SPECIAL FEATURES:

- ** Prominent & Desirable Town Centre Location
- ** Presently Run As A Wellness Haven
- ** Ground Floor Unit With Remote Controlled Shutter
- ** Viewing Strictly By Appointment Only

TENURE:

Leasehold

RATES:

£2,400.00 (Approximately)

MANAGEMENT COMPANY:

Please note that all purchasers will become Shareholders in a Management Company formed to provide buildings insurance and maintain communal areas etc. Details of the annual Service Charge and full management services are available on request. Current Service Charge is £600.00 per annum, paid in 2 instalments of £300.00 (22/04/24).