



Fitzgerald Financial Solutions
 Mortgage & Protection Advice
 Mortgage & Mortgage Protection - Life Insurance - Critical Illness Cover
 Income Protection - Buildings, Contents & Landlord Insurance
 Medical Insurance

To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

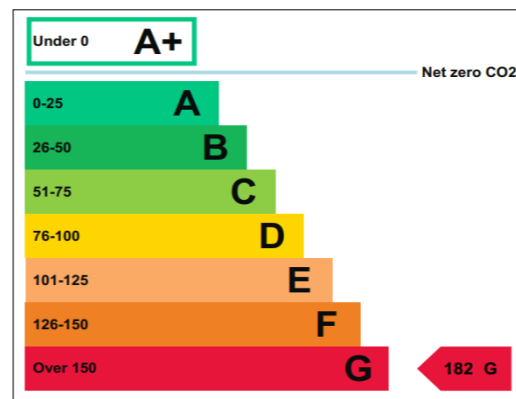
ARMSTRONG GORDON



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

64 The Promenade Portstewart BT55 7AF
 T. 028 7083 2000

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



PORTSTEWART

13 The Diamond

BT55 7EA

Ground floor premises

TO LET— £65.00 per week + Rates

028 7083 2000
 www.armstronggordon.com

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) 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 or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants 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; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

Conveniently situated at The Diamond in Portstewart, these ground floor premises are available for lease. This property features a main shop floor, rear porch, separate w.c., and front parking. Suitable for various commercial purposes. Immediate occupancy is possible.

Approaching Portstewart on the Coleraine Road, this property will be located on your right just before the Diamond roundabout and after Buds shop.

ACCOMMODATION COMPRISES:

Communal Entrance Porch:

With door leading to:

GROUND FLOOR:

Main Shop Floor:

With laminate wood floor. 19'9 x 11'10 max



Rear Porch:

With single drainer stainless steel sink unit, low level units with tiling above and tiled floor.



Separate W.C.:

With wash hand basin with tiled splashback and tiled floor.



SPECIAL FEATURES:

- ** Electric Heating
- ** PVC Double Glazed Windows
- ** Town Centre Location
- ** Burglar Alarm

TENURE:

TBC

NAV:

£1,400.00 (Rates: £819.67 p/a approx.)