

GUIDE PRICE
£135,000

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
23rd September 2020



B&B, 36 Station Road, Portstewart, BT55 7DA

A freehold former B&B located in sought after location. Suit owner occupier or investor.

Bid1.

Property Summary

- A freehold former B&B
- May suit alternative uses, subject to consents
- Very popular holiday destination with nearby sandy beach
- Portstewart Golf Club to host Irish Open again in 2021
- Vacant possession (Refer to the legal pack)

Location

Portstewart is a small town in Londonderry, Northern Ireland. It is a seaside resort neighbouring Portrush. Its harbour and scenic coastal paths form an Atlantic promenade leading to 2 miles of golden strand. Portstewart is probably best known for this sandy beach, popular with surfers and Portstewart Golf Club that has hosted the Irish Amateur Close Championship in 1992, and other events such as the Irish Professional and Irish Amateur. The Irish Open is due to return next year. The subject property is about half a mile from Portstewart Promenade, which has a full array of cafes, shopping and local amenities. It is positioned on a prime stretch of real estate from the Victorian era originally known as 'Gorse Bank' which fronts directly onto the circuit of the North West 200 motorcycle race annually, and has the benefit of fine sea views over the North Atlantic Ocean. The property occupies a corner position fronting Station Road with Heatherlea Avenue in a mainly residential area.



Description

The property was until recently traded as a Bed and Breakfast establishment under lease, providing ground floor lounge kitchen and storage with 7 bedrooms at the upper levels and bathroom facilities.

With some refurbishment and modernisation this property could be run again as a B&B going forward or converted back into its original residential use (including potentially subdivision as apartments subject to planning as needed)

Planning

Causeway Coast & Glens Borough Council (+44 (0) 28 7034 7034)
www.causewaycoastandglens.gov.uk

VAT

Please refer to the legal pack

EPC

Please refer to the legal pack

Tenure

Freehold

Address	Accommodation	Size
36 Station Road	Ground floor - Lounge, kitchen, dining room and garage First floor - 3 bedrooms and bathroom Second floor - 4 bedrooms and bathroom	62 sq m 667 sq m 55 sq m 597 sq ft 48 sq m 516 sq ft

Details provided by the vendor. The property has not been inspected by BidX1.

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