

To Let

11 Kingsgate Street, Coleraine

nre
northern real estate
we value property

Summary

- Highly Prominent Town Centre Retail Premises.
- The location of the property benefits from high volumes of passing pedestrian traffic along with superb window frontage.
- Net Internal Area of c. 1,327 sq ft (c. 123.27 sq m)
- Suitable for a variety of commercial uses (STP).
- Surrounding occupiers include CEX, Vodafone, Ground Espresso Bars & Snappy Snaps.

Retail Unit

£10,000 per annum



Accommodation

Net Internal Area

Net Internal Area:

c. 1,327 sq ft c. 123.27 sq m

Retail:

c. 1,260 sq ft c. 117.02 sq m

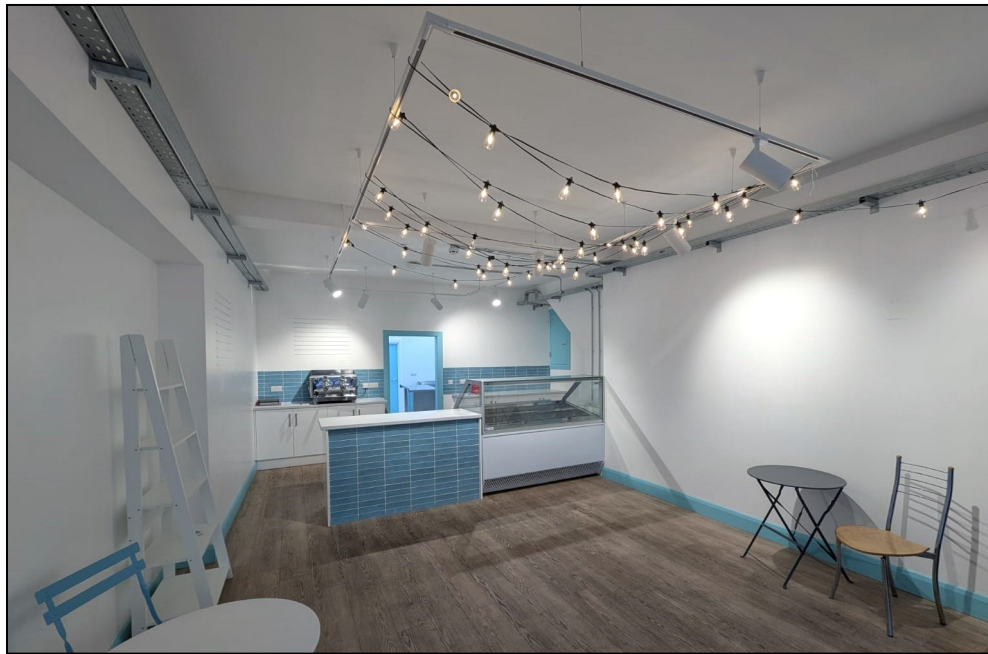
Office:

c. 69 sq ft c. 6.25 sq m

Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY



Lease Details

Rent:

£10,000 per annum

Term:

Terms Negotiable

Rent Reviews:

Every 3 years

Rates:

Tenant Responsible

Insurance:

Landlord to insure, tenant to reimburse

Repairs:

Effectively Full Repairing

VAT:

All outgoings and rentals are quoted exclusive of but may be liable to VAT

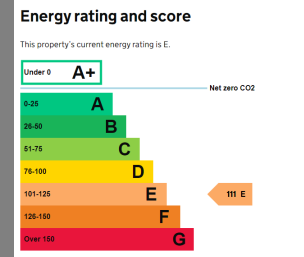
NAV:

£18,400

Non-Domestic Rate in £:

0.588556

EPC:



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1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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