

# To Let

## 22a Railway Road, Coleraine

### Summary

- Prime Commercial Premises formally occupied by Faith Mission Bookshop.
- Located on a high profile position along the busy Railway Road area of town which is on the edge of the town centre.
- Net Internal Area of c. 1,822 sq ft or c. 169.26 sq m
- The property is comprised of a open plan ground floor retail space with kitchen, storage and w/c to rear.
- This is an excellent opportunity to occupy a prominent property in the heart of Coleraine's main trading thoroughfare.
- Viewing strictly by appointment only.

**Retail / Office Premise**

**Rent: £20,000 pa**



## Accommodation

### Net Internal Area

#### Net Internal Area:

c. 1,822 sq ft      c. 169.26 sq m

#### Retail Area:

c. 1,487 sq ft      c. 138.15 sq m

#### Kitchen & Store Area:

c. 355 sq ft      c. 31.12 sq m  
Inc WC



### Lease Details

#### Rent:

£20,000 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 outgoing and rentals are quoted exclusive of but may be liable to VAT

#### NAV:

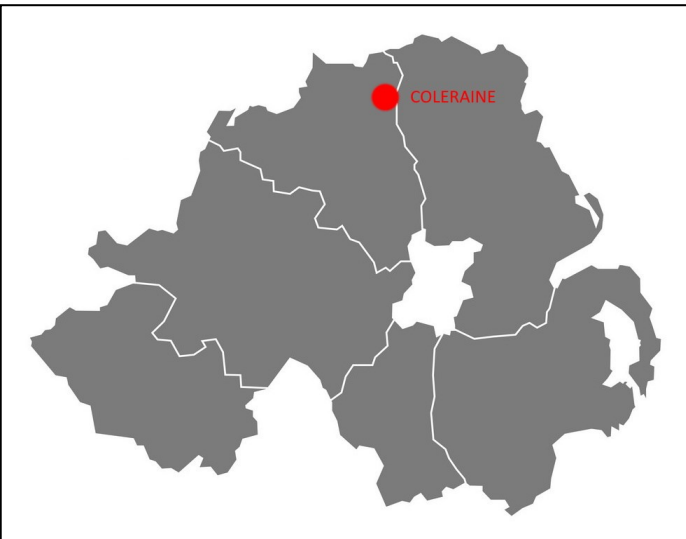
£10,800

#### Non-Domestic Rate in £:

0.588556

#### EPC:

## Location Map



**ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY**

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