

For Sale

Tweedy Acheson, 32a The Diamond, Coleraine

nre
northern real estate
we value property

Summary

- Well Established Wedding & Formal Suit Hire and Highland Wear Specialist Business Opportunity.
- Net Internal Area of c. 3,111 sq ft (c. 289.01 sq m) over 2 floors.
- The property is ideally located in the heart of the town centre and benefits from high volumes of passing pedestrian traffic being adjacent to one of the towns main DOE car parks.
- The property is finished to a high standard internally to include aircon and bespoke fully fitted showroom.
- The business is a long and well established business within the North Coast area and has a great wealth of established client base and would be ideally suited to an existing menswear or bridal operator.
- Please note the building is not included in the sale of the business.

Business Opportunity

Asking Price - £85,000



Accommodation

Net Internal Area

Net Internal Area:

c. 3,111 sq ft c. 289.01 sq m

First Floor:

c. 2,404 sq ft c. 223.33 sq m

Second Floor:

c. 707 sq ft c. 65.68 sq m



Sales Details

Asking Price: £85,000

VAT:

All outgoing and rentals are Quoted exclusive of but may be liable to VAT

Fixtures & Fittings:

A full inventory will be carried out for all fixtures, fittings and stock at time of sale.

Lease Details

Rent:

£ 9,375 per annum + VAT

Term:

Remainder of lease up until 1st April 2026
A new lease term can be negotiated with the Landlord.

Rates:

Tenant Responsible

Insurance:

Landlord to insure, tenant to reimburse

NAV:

£11,800

Non-Domestic Rate in £:

0.588556

Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY

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