

To Let

8 Stone Row, Coleraine

nre
northern real estate
we value property

Summary

- Prominent Town Centre Premises.
- Located on a high profile position on one of Coleraine's most desirable shopping streets Stone Row, just off the Diamond.
- Net Internal Area of c. 923 sq ft (c. 85.75 sq m) based over 2 floors.
- The property is ideally located on a central trading position between Stable Lane Beautique & Olivia's Haven on the towns main shopping thoroughfare which has the benefit of high volumes of passing pedestrian traffic.
- The property is finished to the highest of standards and is currently being utilised for hair and beauty uses, the property lends itself ideally to someone in the same industry to make the most of the extensive fitout.
- Available immediately

Retail Unit

£10,200 per annum



Accommodation

Net Internal Area

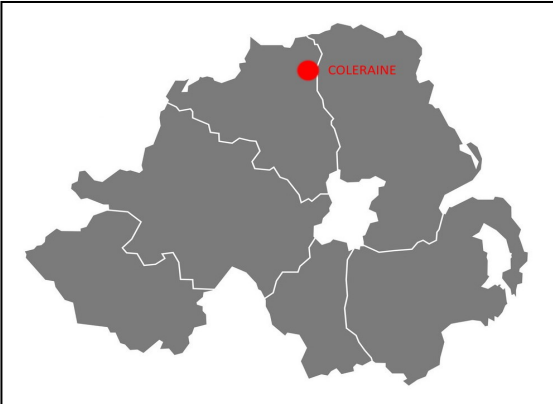
Net Internal Area:
c. 923 sq ft c. 85.75 sq m

Ground Floor:
c. 476 sq ft c. 43.43 sq m

First Floor:
c. 456 sq ft c. 42.36 sq m



Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY



Lease Details

Rent:
£10,200 per annum

Term:
Terms Negotiable

Rent Reviews:
Every 3 years

Rates:
Tenant Responsible

Insurance:
Landlord to insure, tenant to reimburse

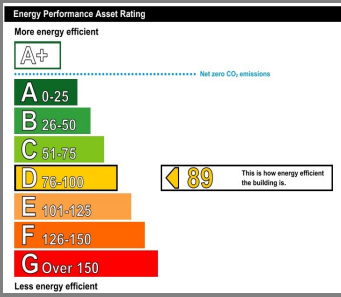
Repairs:
Effectively Full Repairing

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

NAV:
£6,100

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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