

OK
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TO LET

8 - 10 Queen Street, Coleraine, BT52 1BE

Lease Assignment of a Recently Refurbished Prominent Retail Unit Extending to c. 13,480 sq ft (1,253 m²)

LOCATION / DESCRIPTION

Coleraine is one of Northern Ireland's leading provincial towns located in just off the Northern Causeway Coast of the Province situated c.55 miles north of Belfast

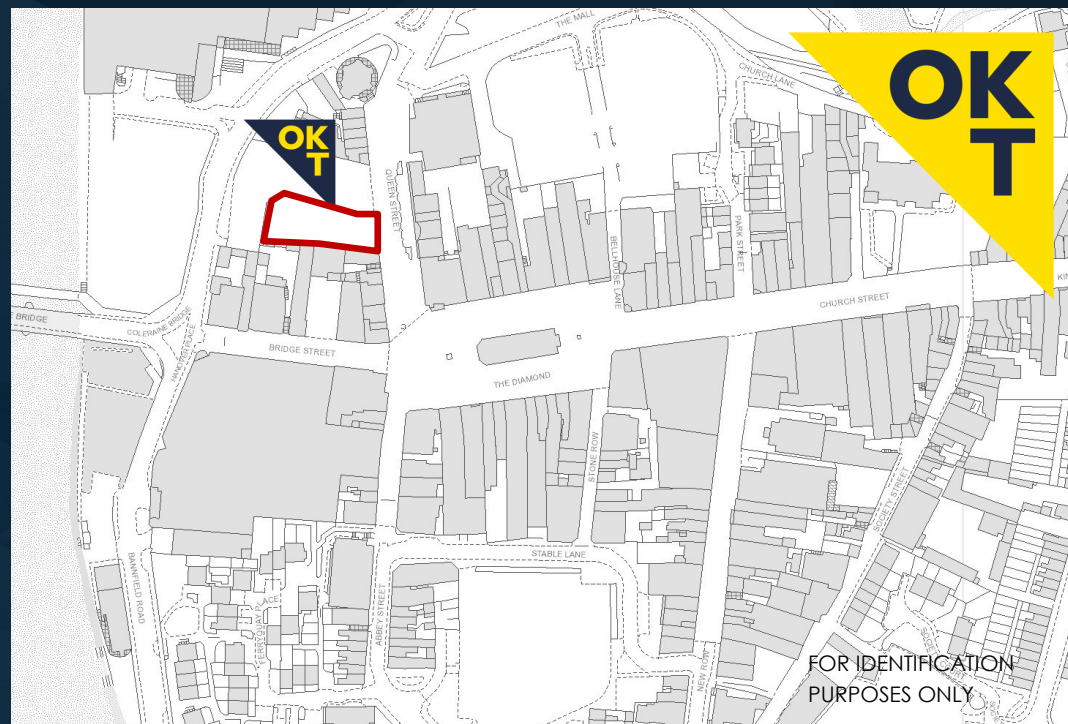
The subject property is located within the main pedestrian area of the town. Surrounding retailers include in the vicinity Menarys, Atlantic Kayaks, The Works, Bishops Shoes, MAN, John Lavery Opticians, No 6 Queen Street, Dunnes Stores and Specsavers.

The subject unit provides spacious open plan retail accommodation at ground and first floor with generous ancillary storage. The unit benefits from good frontage and close proximity to 3 town centre car parks. Ideal for a variety of commercial uses going forward subject to planning as needed. A recent refurbishment of the main retail area has added greatly to the units appeal for any incoming occupant.

| DESCRIPTION | AREA (M ²) | AREA (SQ FT) |
|-------------------------|------------------------|---------------|
| GROUND FLOOR | | |
| Main Shop | 560 | 6,026 |
| Showroom 1 | 36 | 390 |
| Showroom 2 | 18 | 188 |
| Store 1 | 18 | 188 |
| Rear Corridor / Store 2 | 23 | 246 |
| Store 3 | 9 | 96 |
| Store 4 | 31 | 337 |
| Store 5 | 46 | 499 |
| Store 6 | 7 | 78 |
| FIRST FLOOR | | |
| Kitchen | 7 | 74 |
| Store 4 | 80 | 858 |
| Store 5 | 62 | 661 |
| Sound Room | 258 | 2,778 |
| Showroom | 99 | 1,061 |
| TOTAL | 1,254 | 13,480 |

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



LEASE DETAILS (LEASE ASSIGNMENT)

RENT: £35,000 per annum from 1.12.25
TERM: 10 years with rent review at 5th and Break option at 3rd.
REPAIRS / INSURANCE: Full repairing and insuring lease
SERVICE CHARGE: Not applicable
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

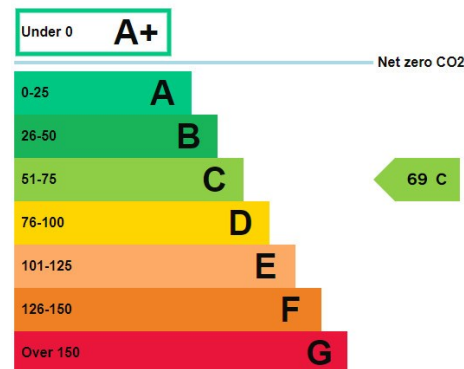
NAV (RATES PAYABLE)

NAV: £26,800

Estimated rates payable in accordance with LPS
Website: £15,691

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

This property's energy rating is C.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

HENRY TAGGART

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.