

To Let

36 Railway Road, Coleraine

nre
northern real estate
we value property

Summary

- Affordable Commercial Premises
- Located on a prime position along Railway Road in the town.
- Net Internal Area of c.436 sq ft (c.40.50 sq m).
- The premises was previously used for hair & beauty use but will lend itself naturally to a variety of other uses.
- The property is ideally located and has the benefit of passing pedestrian traffic and is within close proximity to the town centre and one of the towns main car parking sites.
- Available Immediately.

Retail Unit

£5,200 per annum

Accommodation

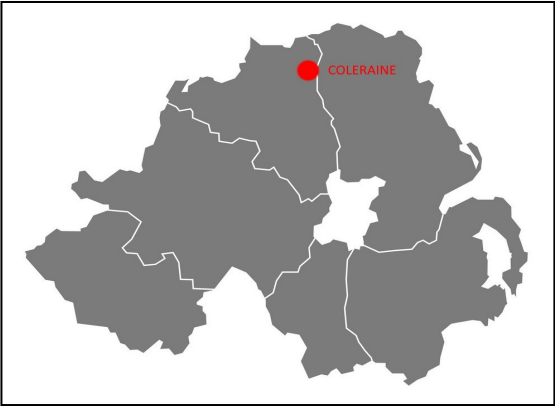
Net Internal Area

Net Internal Area:
c. 436 sq ft c. 40.50 sq m

Retail:
c. 388 sq ft c. 36.00 sq m

Kitchen:
c. 48 sq ft c. 4.48 sq m

Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY



Lease Details

Rent:
£5,200 pa

Term:
Terms Negotiable.

Rent Reviews:
Every 3 years

Rates:
Tenant Responsible

Insurance:
Landlord to insure, tenant to reimburse

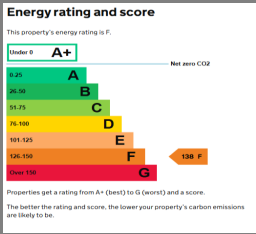
Repairs:
Effectively full repairing lease

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

NAV:
£4,900

Non-Domestic rate in the £
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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