



O'Connor  
Kennedy  
Turtle

# To Let

# DRAFT

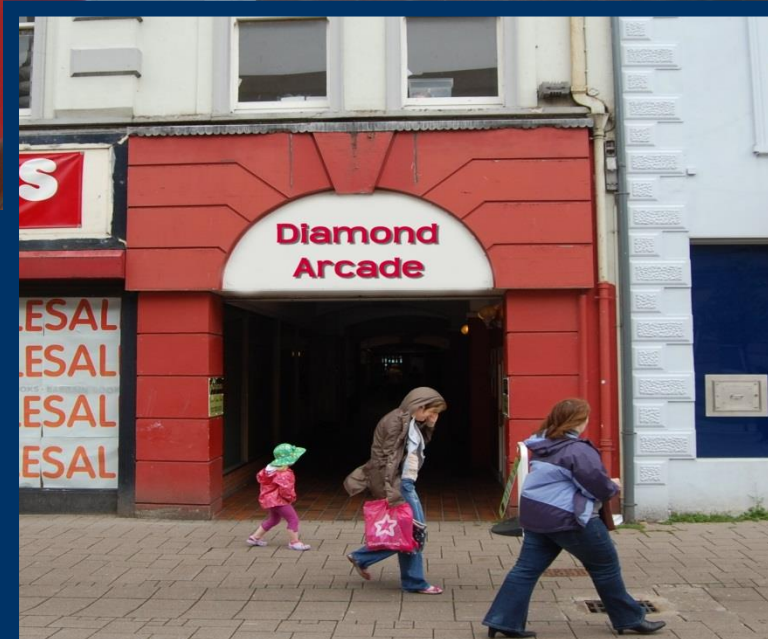
**Centrally Located Shopping Arcade Units  
Ideal for New Businesses**

# UNIQUE

BEAUTY & BODY SALON



**UNIT 7**



**Units 5 & 7  
Diamond Arcade  
Coleraine  
BT52 1DP**

**Located in the Heart of Coleraine  
Off the Diamond**

Chartered Surveyors  
Property Consultants

**Belfast Office:**  
22 Adelaide Street  
Belfast BT2 8GD  
T 028 9024 8181  
F 028 9024 8188  
E [belfast@okt.co.uk](mailto:belfast@okt.co.uk)

**Northern Office:**  
20 - 22 Stable Lane  
Coleraine BT52 1DQ  
T 028 7034 4244  
F 028 7034 4949  
E [coleraine@okt.co.uk](mailto:coleraine@okt.co.uk)





## Location and Description



Located just a short distance in from The Diamond in the heart of Coleraine. Coleraine has a district population of some 57,000 people with about ¼ million within a 30 minute catchment, all supplemented with annual summer visitors and university student spend.

Potential to lease the units jointly or individually depending on the space required and available rental budget.

Ideal for a wide range of new or expanding business subject to planning where required.

The units are nicely finished and could be brought into use with only minor works of redecoration in a short space of time.



## Accommodation

	M <sup>2</sup>	FT <sup>2</sup>
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Unit 5 36.0 387

Unit 7 44.8 482

Each unit contains its own WC facility and some facilitate.



## Lease Details

### Term:

Flexible (Offers Invited)

### Rental:

Unit 5 - £4,500 per annum  
Unit 7 - £5,800 per annum

### Repairs / Insurance:

**Repairs:** Tenant to be responsible for internal repairs and maintenance and external areas of their section.

**Insurance:** Landlord to pay and tenants to reimburse proportionally on a pro rata floor space basis.

### Service Charge:

May be applicable for general mall upkeep and maintenance.

## NAV

To be advised

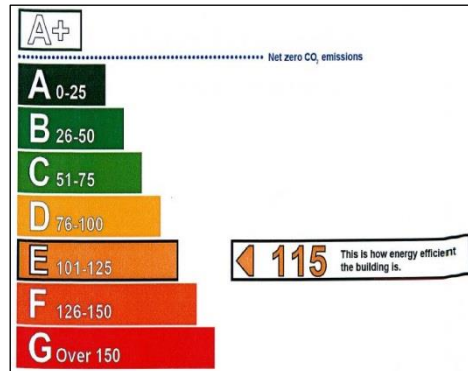
The commercial rate in the pound for Coleraine 2013/ 2014 is £0.573240

## VAT

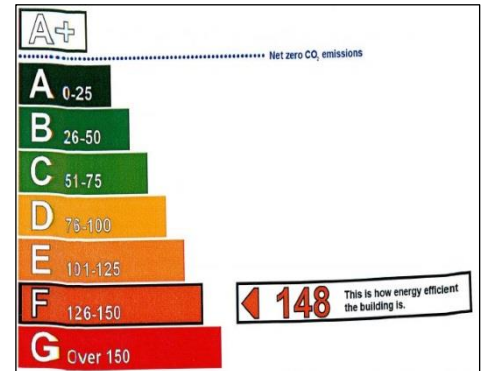
All prices, outgoings etc. quoted are exclusive of, but may be subject to vat.

## EPC

(Energy Performance Certificate)



Unit 5



Unit 7

## Viewing

Further details can be obtained from Agents:

O'Connor Kennedy Turtle  
0/22 Stable Lane  
Coleraine  
BT52 1DQ

Tel: 028 703 44244  
Fax: 028 703 44949  
Email: [coleraine@okt.co.uk](mailto:coleraine@okt.co.uk)  
Web: [www.okt.co.uk](http://www.okt.co.uk)

Our Ref: HT/SB/C807

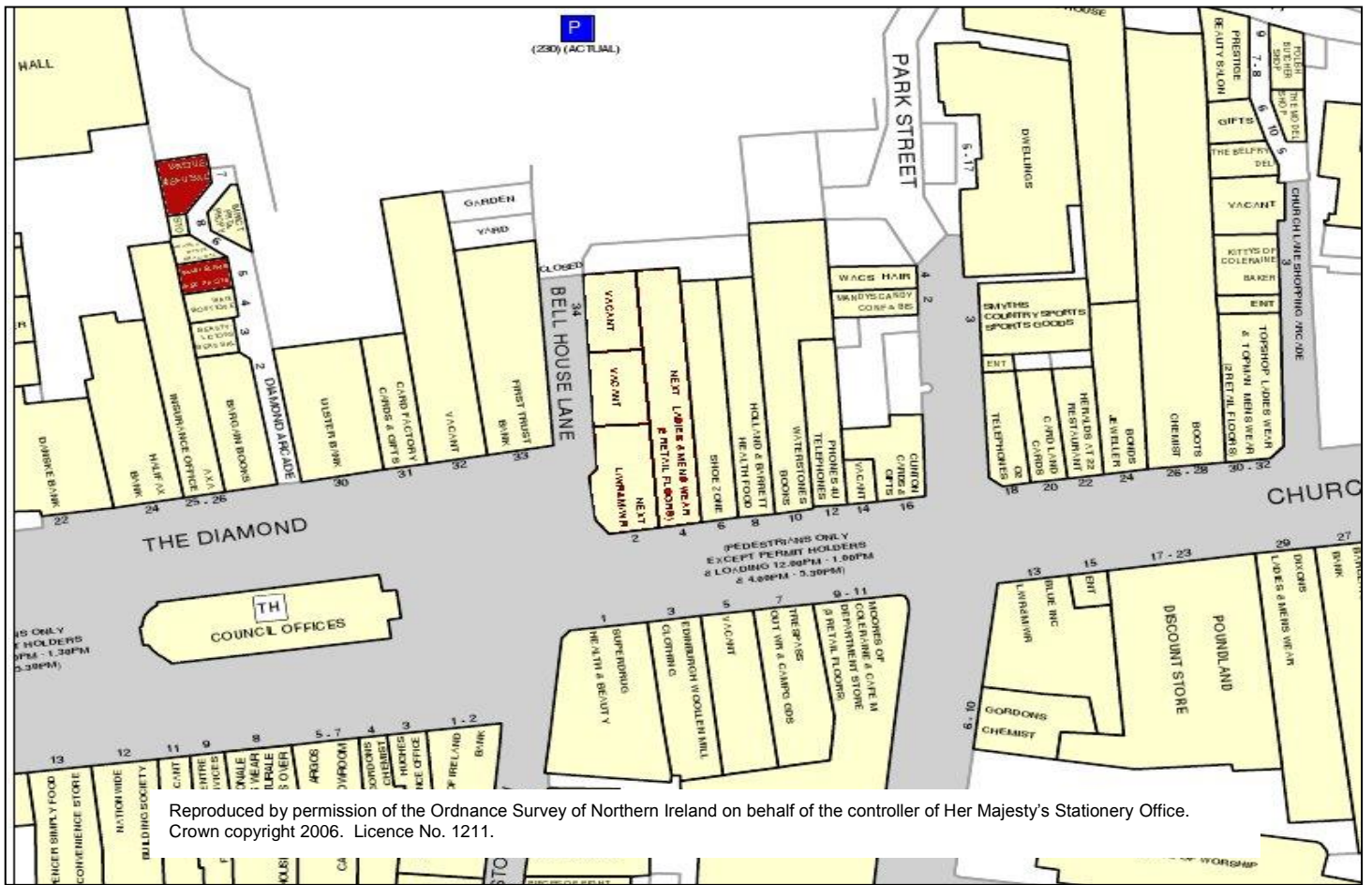
### Contact:

Henry Taggart  
Email: [henry.taggart@okt.co.uk](mailto:henry.taggart@okt.co.uk)

Or

Michael Burke  
Email: [michael.burke@okt.co.uk](mailto:michael.burke@okt.co.uk)





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