

To Let



Centrally Located Shopping Arcade Units UNIQUE BEAUTY & BODY SA **Ideal for New Businesses**

SALON



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

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

UNIT 7





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.

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



	M ²	FT ²
Unit 5	36.0	387
Unit 7	44.8	482

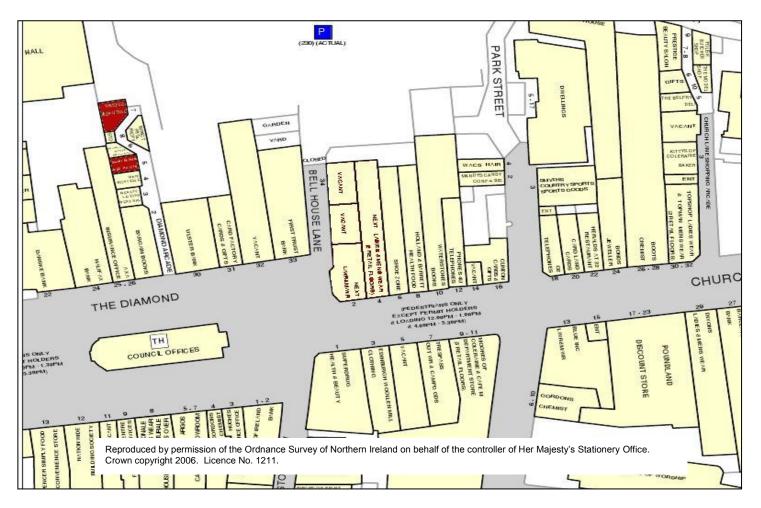
Each unit contains its own WC facility and some facilitate.

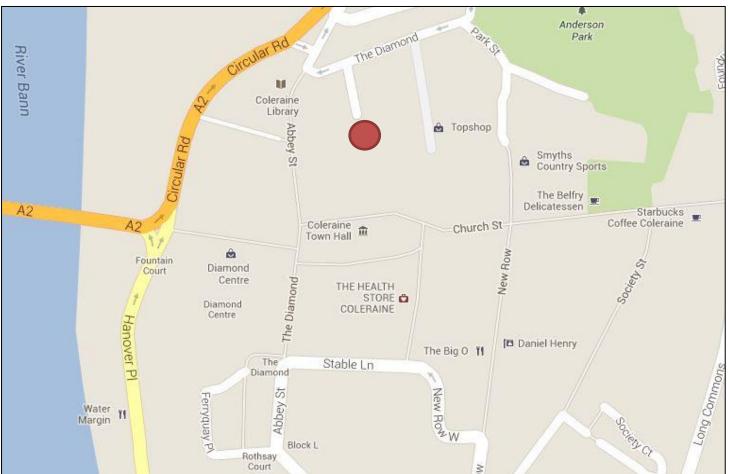
Accommodation



Lease Details	Term:	Rental:
	Flexible (Offers Invited)	Unit 5 - £4,500 per annum Unit 7 - £5,800 per annum
	Repairs / Insurance:	Service Charge:
	Repairs: Tenant to be responsible for internal repairs and maintenance and external areas of their section.	May be applicable for general mall upkeep and maintenance.
	Insurance: Landlord to pay and tenants to reimburse proportionally on a pro rata floor space basis.	
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)	A 0-25 B 26-50 C 51-75 D 76-100 E 101.125 F 126-150 G Over 150 Cover 150	A 0-25 B 26-50 C 51-75 D 76-100 E 101-125 F 126-150 C cver 150
	Unit 5	Unit 7
Viewing	Further details can be obtained from Agents:	Contact:
	O'Connor Kennedy Turtle 0/22 Stable Lane Coleraine BT52 1DQ Tel: 028 703 44244	Henry Taggart Email: <u>henry.taggart@okt.co.uk</u> Or Michael Burke
	Fax: 028 703 44949 Email: <u>coleraine@okt.co.uk</u> Web: <u>www.okt.co.uk</u>	Email: <u>michael.burke@okt.co.uk</u>

Our Ref: HT/SB/C807







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