



**Units 7 & 8
Diamond Arcade
Coleraine
BT52 1DP**

Centrally located Shopping Arcade
Units ~ Ideal for New Business

Located in the heart of Coleraine

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD T: +44 (0)28 9024 8181 F: +44 (0)28 9024 8188 E: belfast@okt.co.uk

Northern Office: 20 – 22 Stable Lane, Coleraine BT52 1DQ T: +44 (0)28 7034 4244 F: +44 (0)28 7034 4949 E: coleraine@okt.co.uk

Partner: Brian Kennedy FRICS FCIArb, Brian Turtle MRICS, Mark Patterson MSc MRICS, Iain McCabe BSc (Hons) MRICS, Ross Sweeney (Hons) MA MRICS
Associates: Tracy Moffett BSc (Hons) MRICS, Henry Taggart BSc (Hons) MRICS, Alan McKinstry BSc (Hons) MRICS, Michael Burke BSc (Hons) MRICS

Location / 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.

Accommodation Details

FLOOR	DESCRIPTION	M ²	SQ FT
Unit 7	Shop Unit	c. 44.8	(482)
Unit 8	Shop Unit	c. 35.0	(376)

Lease Details

TERM:	Flexible (Offers Invited)
RENTAL:	Unit 7 £5,500 Per Annum Unit 8 £4,500 Per Annum
REPAIRS:	Tenant responsible for internal repairs & maintenance and the upkeep of their shop front.
SERVICE CHARGE:	May be applicable for general Mall upkeep & maintenance.

N.A.V

We are advised by the Land and Property Service that the current NAVs for the subjects are:-

Unit 7:	c. £3,000 (To be confirmed)
Unit 8:	£2,350

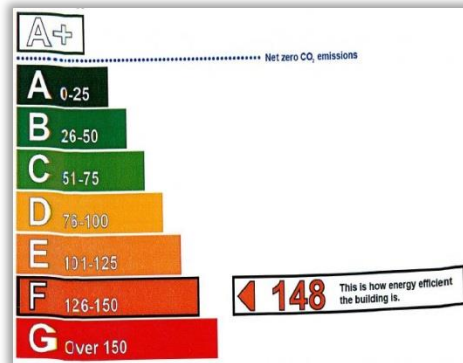
The commercial rate in pound for 2016/2017 is £0.568776.

Note – LPS Small Business Rate Relief for premises with a NAV of less than £5,000 is 25%.

VAT

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

EPC (Energy Performance Certificate)



Viewing / Further Details

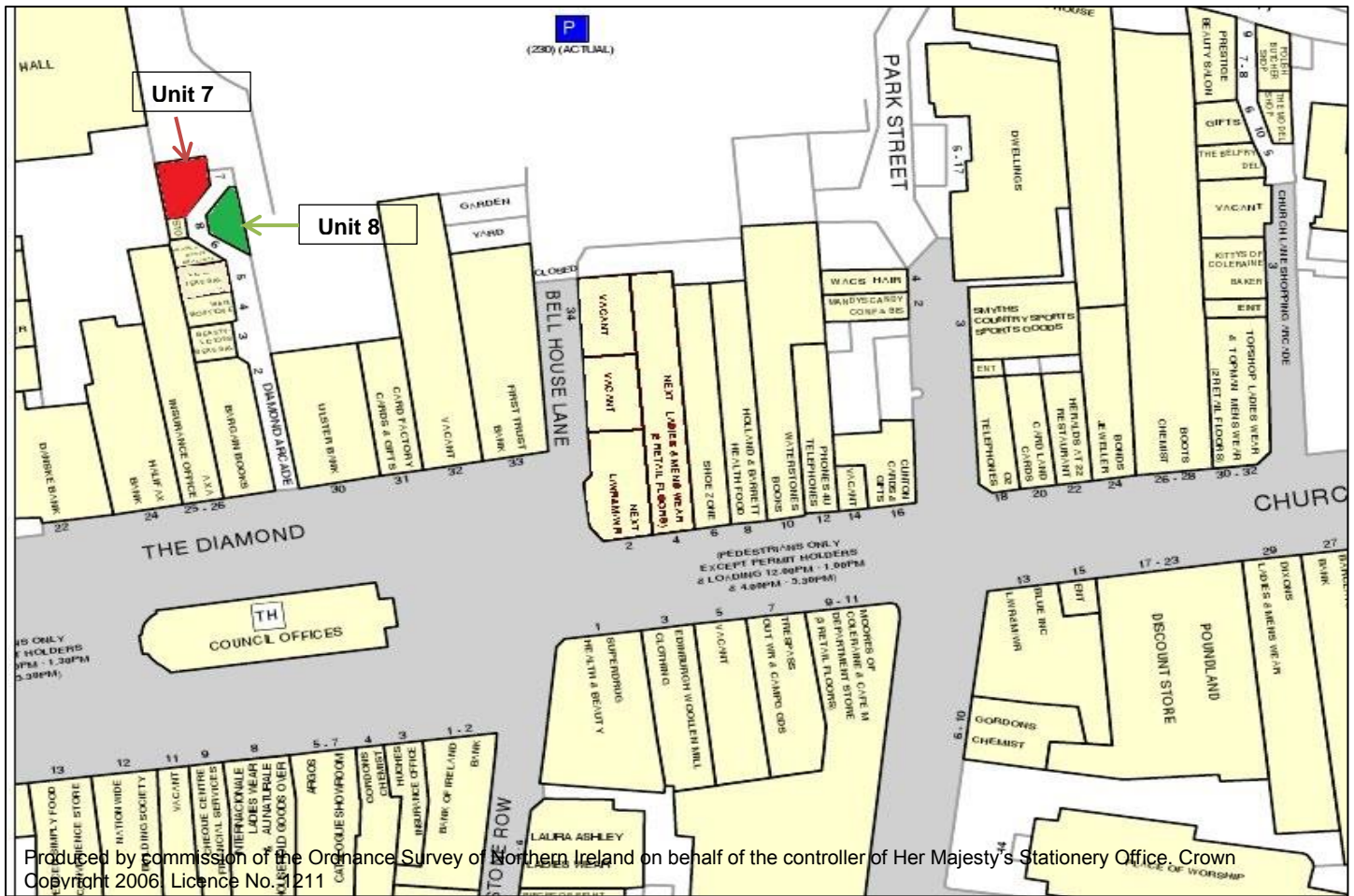
O'Connor Kennedy Turtle
20 – 22 Stable Lane
Coleraine BT52 1DQ

T +44 (0)28 7034 4244 F +44 (0)28 7034 4949
E coleraine@okt.co.uk

Contact:

Henry Taggart
E henry.taggart@okt.co.uk Our Ref: HTPD/C807





Produced by permission of the Ordnance Survey of Northern Ireland on behalf of the controller of Her Majesty's Stationery Office, Crown Copyright 2006 Licence No. 1211



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 of facilities. Purchasers must satisfy themselves by inspection or otherwise.