

To Let

First Floor, Old Distillery Court, Coleraine

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Summary

- First Floor Office Space.
- Ideal space and location for start up business.
- Could be used for a number of uses such as town centre file storage, beauty salon, etc.
- Net Internal Area of approx. c.552 sq ft (c.51.28 sq m).
- The property is located between Long Commons and Terrace Row, which are two of the busiest roads in Coleraine's one way system.
- Viewing strictly through agent

Commercial Premises

Rent - Guided at £4,000 pa

Accommodation

Net Internal Area:

Office 1:
c. 122 sq ft c. 11.29 sq m

Office 2:
c. 121 sq ft c. 11.29 sq m

Main Office:
c. 221 sq ft c. 20.49 sq m

Kitchen:
c. 72 sq ft c. 6.7sq m

Lease Details

Rent:
Guided at £4,000 per annum

Term:
Leases terms negotiable

Rates:
Tenant Responsible

Insurance:
Landlord to insure, tenant to reimburse

Repairs:
Internal Plates Glass & Roller Shutter
and fair portion of external repair.

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

NAV:
£TBC

Non-Domestic rate in the
£0.588556

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