

For Sale

8 Loguestown Road, Coleraine, BT52 2NS

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northern real estate
we value property

Summary

- Unique Industrial Premises On Self Contained Site.
- GIA of approx c.11,346 sq ft (c.1,054 sq m) and Site size of c. 0.5 acres
- The premises are located on the cusp of Coleraine which has direct routes to a number of transport corridors and the industrial estate houses a variety of high profile retail businesses such as McBlair, Watershed, Parts Doc, Fyfes, Johnstons Paints & Dennison Volvo.
- The property had been utilised as a Tile Showroom and was finished to that particular use which includes open plan showrooms, extensive warehousing, self contained yard and first floor offices.
- The existing layout would lend itself to sub division operating the warehouse accommodation from the retail showroom and due to the flexibility of the property it can be adapted easily to suit a variety of commercial uses (STP).

Industrial

Retail Showroom & Warehouse on Self Contained Site

Price - £POA



Accommodation

Gross Internal Area

Total GIA:
c.11,346 sq ft c. 1,054.07 sq m

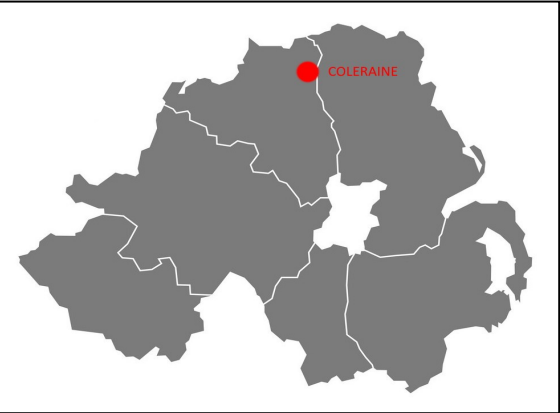
Ground Floor Retail:
c.4,700 sq ft c.436.62 sq m

Warehouse & Office:
c.5,192 sq ft c.482.35 sq m

First Floor:
c.1,454 sq ft c.135.11 sq m

External Lean To Store:
c.1,135 sq ft c.105.47 sq m

Location



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY



Sales Details

Price: £POA

Tenure:
Assumed to be freehold

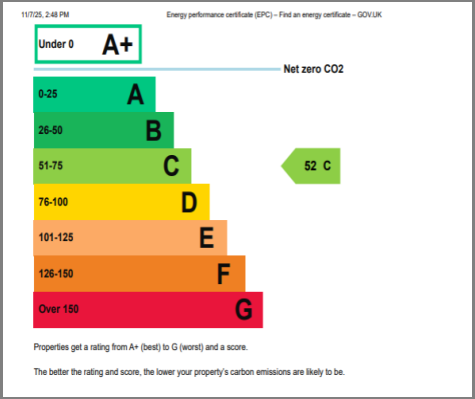
NAV:
£30,500

Non-Domestic Rate in £:
0.588556

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

Viewing:
Strictly by appointment through agent

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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