

nre
northern real estate
we value property

FOR SALE

12 Mill Street,
Coleraine,
Co. Londonderry,
BT52 1PB

CONTACT

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OFFERS AROUND
£60,000

Multi Purpose Premises with Car Parking, Basement & Allotment Area.
The property is suitable for a variety of uses. (Subject to Planning)

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ACCOMMODATION

Net Internal Area:

c.314 Sqft / c.29.13 Sqm

Open Plan Kitchen, Living & Dining: (2.81m x 5.35m)

LVT Flooring, painted walls, lighting.

Free standing cooker with stainless steel splashback, stainless steel sink and drainer, plumbing for washing machine.

Bedroom: (2.67m x 5.80m)

LVT Flooring, painted walls, lighting.

Also includes fully enclosed shower cubicle with electric shower.

Bathroom: (1.20m x 1.68m)

LVT Flooring, painted walls, lighting. WC, sink and LED mirror.

Basement: (2.66m x 7.05m)

Concrete floor, lighting, sink and drainer.



EPC



Rates/ NAV £3,000 (NAV)
Approximate annual rates payable incorporating Small Business Rates Relief per 2025 is £1,361.25



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