

To Let

15a Isle Road, Coleraine

nre
northern real estate
we value property

Summary

- An exceptional opportunity to lease a well-established and highly regarded countryside spa and wellness centre.
- NIA of approx c.3,016 sq ft (c.280.25 sq m) with the potential of additional first floor space.
- The premises are set within tranquil rural surroundings on the cusp of Coleraine just off the main Limavady Road along the scenic North Coast.
- Formally operated as Bellisle Spa the property offers a unique blend of luxury day spa facilities providing a unique business opportunity for operators within the leisure, wellness, or hospitality sectors.
- The property is renowned for its peaceful setting and bespoke client experience, combining natural therapies with high-quality treatments.
- Available Immediately.

Day Spa

Price - £POA

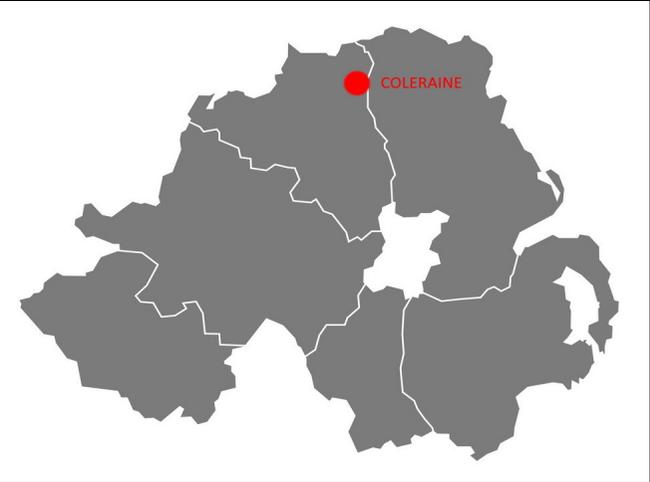
Accommodation

Net Internal Area

Total NIA:
c.3,016 sq ft c. 280.25 sq m



Location



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY



Lease Details

Rent:
£POA

Lease Term:
Negotiable

Rates:
Tenant Responsible

Repairs:
Effectively Full Repairing

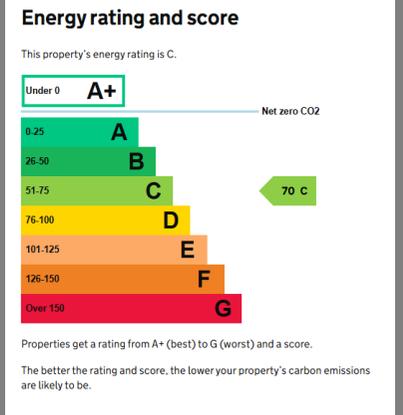
Rent Review:
3 Yearly

Insurance:
Landlord to insure, tenant to reimburse

NAV:
£7,850.00

Non-Domestic Rate in £:
0.588556

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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