



**FOR
SALE**
£125,000

CONTACT
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WE VALUE PROPERTY

**9 - 11 Ringrash Road, Macosquin,
Coleraine, BT51 4LH**

Investment opportunity with benefit of planning permission for residential and commercial development.

LOCATION

This subject property is centrally located in the village of Macosquin which is c. 3.5 miles to the south west of Coleraine Town Centre and c. 10 miles east of Limavady two primary towns in the Borough of Causeway Coast and Glens. Macosquin is set off the A37 the main arterial route linking Coleraine to Londonderry.

TOTAL SITE AREA

The site extends to c. 0.43 of 1 acre.

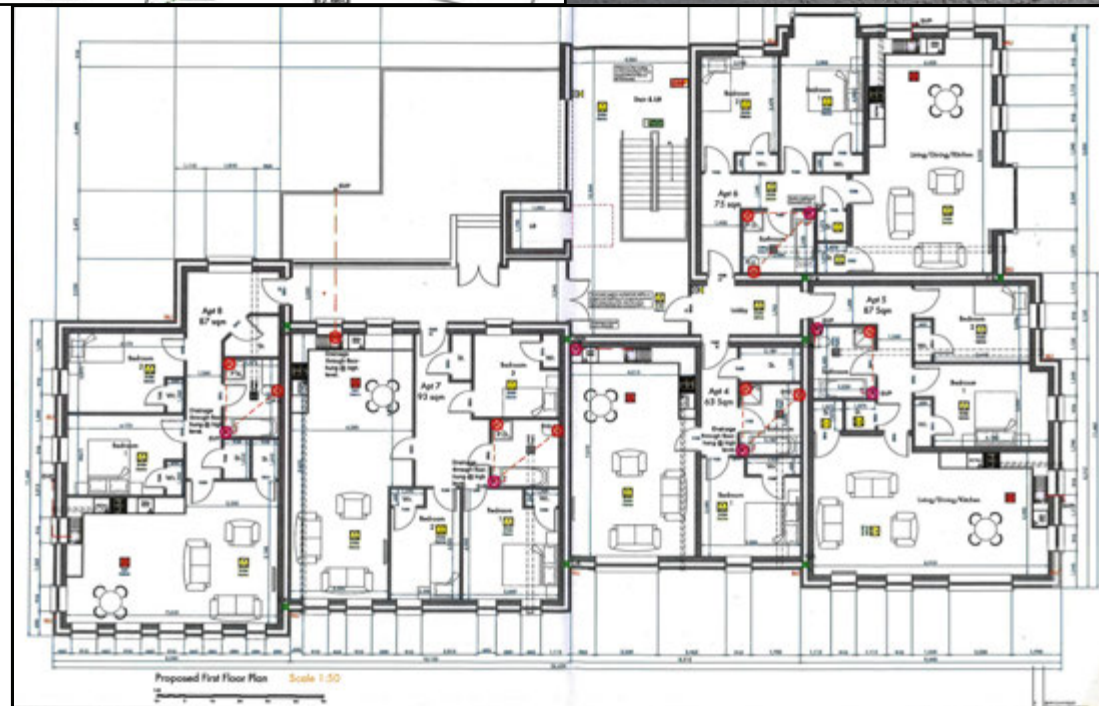
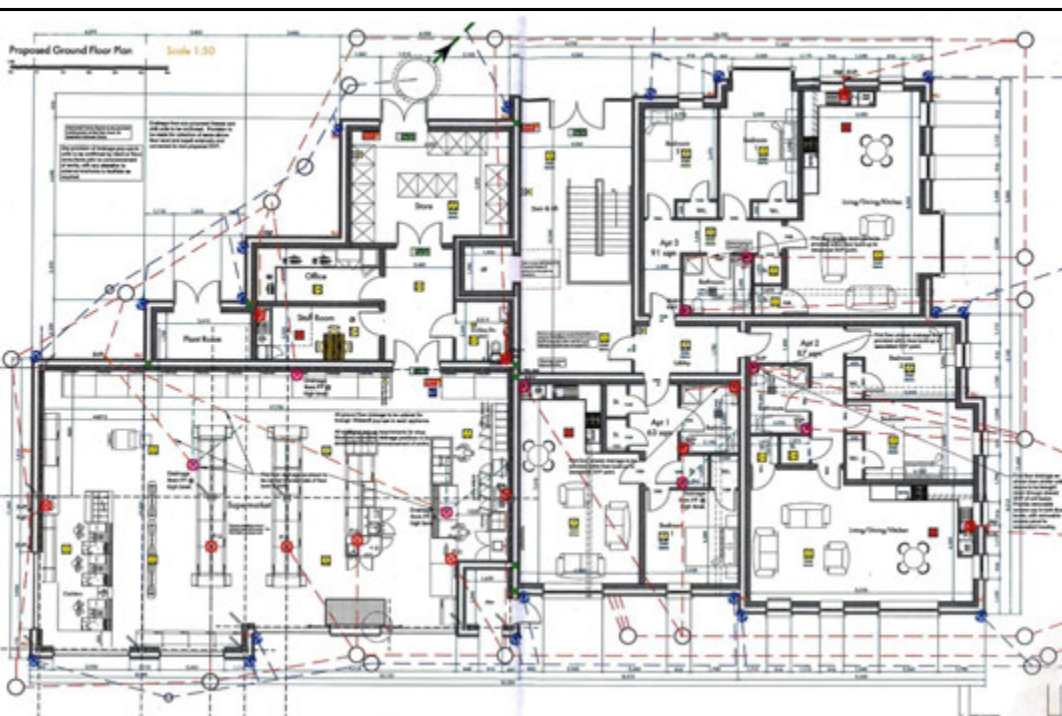
All maps and plans are for identification purposes only.



PLANNING PERMISSION

The site benefits from planning permission for “Proposed development to include new village shop, post office, 8 no residential units with entrance road and car parking”.

Planning Reference LA01/2020/0790/F and granted 9th March 2022.



FEATURES

The subject at present includes a convenience store trading as a Mace and incorporating the local Post Office along with a vacant former dwelling attached.

The Mace is currently held under a lease with over two years remaining.

The holding benefits from Planning Permission, granted 9th March 2022 for the redevelopment of the site to incorporate a new convenience store along with eight apartments and associated parking.



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FOR SALE

Ideal Investment
Opportunity

ACCOMMODATION

Unit 11 | Convenience Store

Ground Floor

Retail

c. 1715 Sq. Ft./ 160 Sq. M.

Stores

c. 220 Sq. Ft. / 20 Sq. M

Main Store

c. 740 Sq. Ft. / 69 Sq. M.

9 | Vacant/Derelict Dwelling

Site Area

The site extends to c. 0.4 of 1 acre.



LEASE DETAILS

TITLE

Freehold (to be confirmed by vendors solicitors)

EXISTING LEASE

Passing Rent: £8,004 per annum

TERM

5 years: Expires 31st December 2028. Start Date: 1st January 2023

REPAIRS

Tenant responsible for interior and contribution to the exterior.

INSURANCE

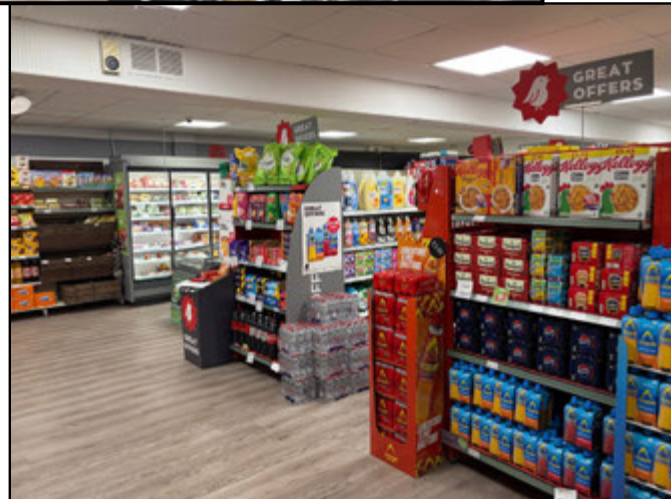
The landlord pays the annual premium and the tenant reimburses.

RATES

£7,600 per annum

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EPC



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