



TO LET

£5,000
per annum

First Floor Premises

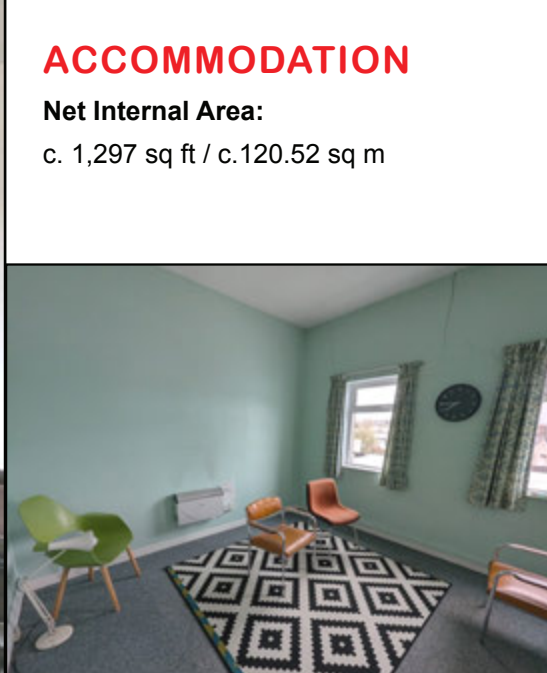
CONTACT

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nre
northern real estate
WE VALUE PROPERTY

26A Railway Road, Coleraine, BT52 1PF

Affordable first-floor premises in a prime Railway Road location, benefiting from frequent footfall and close proximity to the town centre and main car park. Flexible layout suitable for a range of commercial uses, surrounded by established occupiers.



ACCOMMODATION

Net Internal Area:

c. 1,297 sq ft / c.120.52 sq m

LEASE DETAILS

RENT

£5,000 per annum

LEASE TERM

Negotiable

RATES

Tenant Responsible.

REPAIRS

Effectively full repairing lease

RENT REVIEW

Every 3 years

INSURANCE

Landlord to insure, tenant to reimburse.

NAV

£6,200

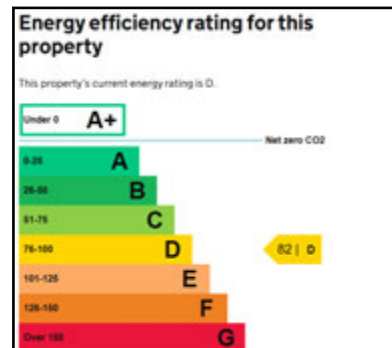
NON-DOMESTIC RATE IN £

0.62419

VAT

All outgoings and rentals are quoted exclusive of but may be liable to VAT.

EPC



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