



**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

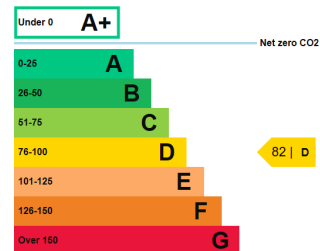
### VAT

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

## EPC

### Energy efficiency rating for this property

This property's current energy rating is D.



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