



TO LET

£25,000
per annum

Industrial Unit

CONTACT

colin@nreproperties.com



nre
northern real estate
WE VALUE PROPERTY

105a Boleran Road, Coleraine, BT51 5EH

Modern Trade Counter Premises comprising Retail Showroom, 1st Floor Office Suites, Warehouse Accommodation and On Site Parking.

Located in the village of Ringsend outside of Coleraine with great transport links to the North West and Mid Ulster.

ACCOMMODATION

Net Internal Area:

Retail Showroom & Kitchen:

c.1,871 sq ft c.173.82 sq m

Warehouse:

c.2,177 sq ft c.202.29 sq m

First Floor:

c.1,564 sq ft c.145.29 sq m

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LEASE DETAILS

RENT

£25,000 per annum

LEASE TERM

Negotiable

RENT REVIEWS

Every 3 years

INSURANCE

Landlord to insure, tenant to reimburse

REPAIRS

Effectively Full Repairing

NAV

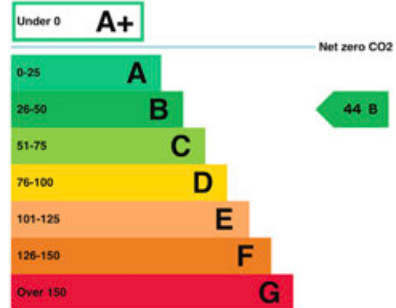
£12,200

NON-DOMESTIC RATE

in £ 0.62419



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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