



Unit 2,
1 – 5 Kingsgate
Street
Coleraine
BT52 1LB

Prime Retail Unit of c. 2,569 Sq Ft
By Way of Assignment or Sub Let

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Location / Description

Coleraine is located c.55 miles north west of Belfast and is one of Northern Ireland's leading provincial towns with a resident population of c. 57,000 and over 250,000 persons within a 30 minute drive time. The town is served by regular bus / train services to Belfast and the surrounding towns and villages.

The subject is situated on the south side of Kingsgate Street, a pedestrianised retail location in Coleraine town centre adjoining Church Street and in close proximity to the Diamond Shopping Centre.

The property comprises ground floor retail accommodation with 1st floor office and storage.

Neighbouring occupiers include Starbucks, Vodafone, Thomson, Thomas Cook, Specsavers, 3 Store and Savers.

The property would be suitable for a range of occupiers to include financial services and professional users who would benefit from the properties A2 consent.

Accommodation Details

DESCRIPTION	AREAS
Ground Floor Sales	c. 155 sq m (1,668 sq ft)
First Floor Ancillary	c. 84 sq m (901 sq ft)

Lease Details

The property is held on a 15 year lease from 2nd March 2010, at an annual passing rent of £57,000 excluding VAT with a break clause on 2nd March 2020.

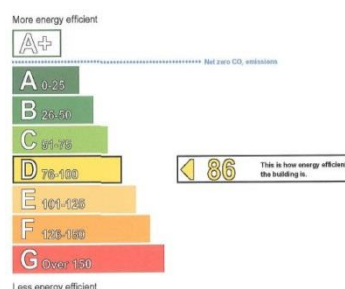
N.A.V

We are advised by the Land and Property Service that the current NAV for the subject is: £49,700. The commercial rate in the pound for 2015 / 2016 is £0.582140

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

EPC (Energy Performance Certificate)



Viewing / Further Details

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