





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 $1^{\rm st}$ 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 2^{nd} March 2010, at an annual passing rent of £57,000 excluding VAT with a break clause on 2^{nd} March 2020.

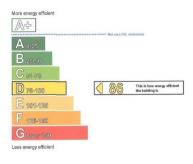
<u>N.A.V</u>

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

VAT

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

EPC (Energy Performance Certificate)



Viewing / Further Details

O'Connor Kennedy Turtle 22 Adelaide Street Belfast BT2 8GD

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Our Ref: MMcN/EC/7308

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