



TO LET Centrally Located Office Accommodation Over First & Second Floors Kings Hall, New Row, Coleraine, BT52 1AF

LOCATION / DESCRIPTION

New Row is one of Coleraine's main approach streets into the town centre and surrounding retail occupants include The Big O, Rutledge, Weir Travel and The Post Office.

Numerous professional offices are also based in New Row i.e., estate agents, solicitors etc.

The premises are ideal for a starter or growing business suitable for a wide range of retail / office users or others (subject to planning if needed).

The unit provides first and second floor accommodation together with communal kitchen and toilet facilities.

ACCOMMODATION

FIRST FLOOR	SIZE	Rental PA
Front Office	120 sq m / 1,292 sq ft	£3,900 PA
Rear Left Office	77 sq m / 824 sq ft	£2,500 PA
Communal Kitchen & WC		
SECOND FLOOR		
Front Right Office	46 sq m / 500 sq ft	£1,800 PA
Front Left Office	74 sq m / 800 sq ft	£2,250 PA
Rear Left Office	77 sq m / 824 sq ft	£2,000 PA
Rear Right Office	39 sq m / 420 sq ft	£1,500 PA
Communal Kitchen & WC		

LEASE DETAILS

TERM: Negotiable

RENTAL: Please refer to above table.

REPAIRS/INSURANCE: Tenant will be responsible for internal and

external repairs and to reimburse the landlord with buildings insurance premium.

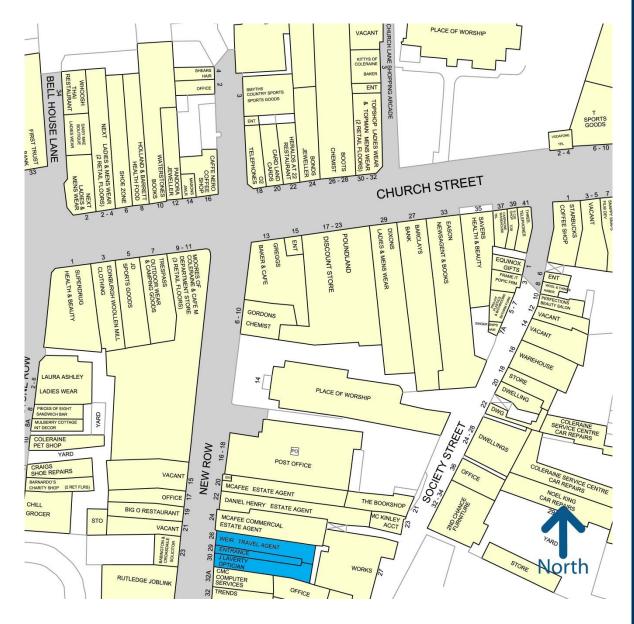
SERVICE CHARGE: May be applied if the property is sub

divided – approx. 10% of rental









Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - http://www.legislation.gov.uk/uksi/2017/692/made

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

EPC (G171)



NAV

From our review of the Land and Property Service online website, the NAV for the subject property is

Office A (1st Floor): £2,650 Office C (1st Floor): £5,950 Office B (2nd Floor): £3,900 Office D (2nd Floor): £1,650 Office E (2nd Floor): £1,150

The commercial rate in the pound for 2020 / 2021 is £0.0.527603.

<u>Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.</u>

VAT

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

FURTHER DETAILS



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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.