

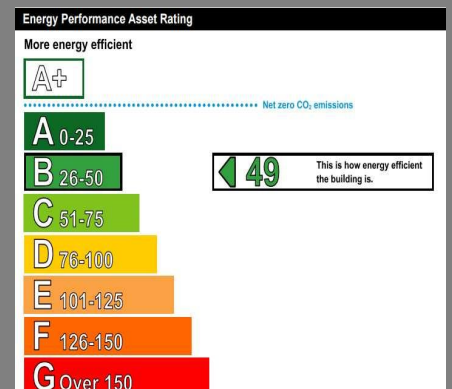
69 New Row, Coleraine



Retail Unit

Offers Over £95,000+VAT

- Attractive modern retail unit.
- Option of sale and lease back.
- Contemporary fit out with first floor retail.
- Established retail location with street car parking.
- Ground Floor: 40.61sqm (434.13sqft)
- First Floor: 39.82sqm (428.63sqft)
- Total NIA: 80.43sqm (865.76sqft)





Sales Details

Price:
Offers Over £95,000+vat

VAT:
All outgoing and rentals are quoted exclusive of but may be liable to VAT

Tenure:
Long Leasehold 999 years from 30th October 1997.
Yearly rent £0.05p if demanded.

NAV:
£4,900

Non-Domestic Rate in £:
0.568776 (to 31st March 2017)

Viewing:
Strictly by appointment through agent.



-MISREPRESENTATION CLAUSE: Northern Real Estate give notice to anyone who may read these particulars as follows:

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.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.

Chartered Surveyors | Valuations for Bank Lending | Valuations for Company Accounts | Valuations for Tax Purposes | Insurance Valuations | Landlord & Tenant | Rent Reviews | Lease Renewals | Rating Appeals | Compulsory Purchase and Compensation | Expert Witness Services | Arbitration | General Advice