

1 Ballycastle Road, Coleraine, BT52 2DY

To Let

Retail/Showroom Premises extending to approximately 4,500 sq ft - capable of subdivision and suitable for a variety of uses.



Location

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. The town is served by regular bus / train services to Belfast and the surrounding towns and villages. The subject property is situated at the start of the Ballycastle Road only a few minutes' walk from the town centre and on the doorstep of the train and bus stations

Description

The subject property comprises a ground floor modern retail/showroom premises providing a large sales area along with a WC facilities and small office, as well as storage on the first floor. The unit is fitted out to an excellent standard to include vinyl flooring, suspended ceiling, fluorescent strip lighting and painted and plastered walls and is capable of subdivision. The premises benefits from dedicated on-site car parking along with yard area and is suitable for variety of uses.



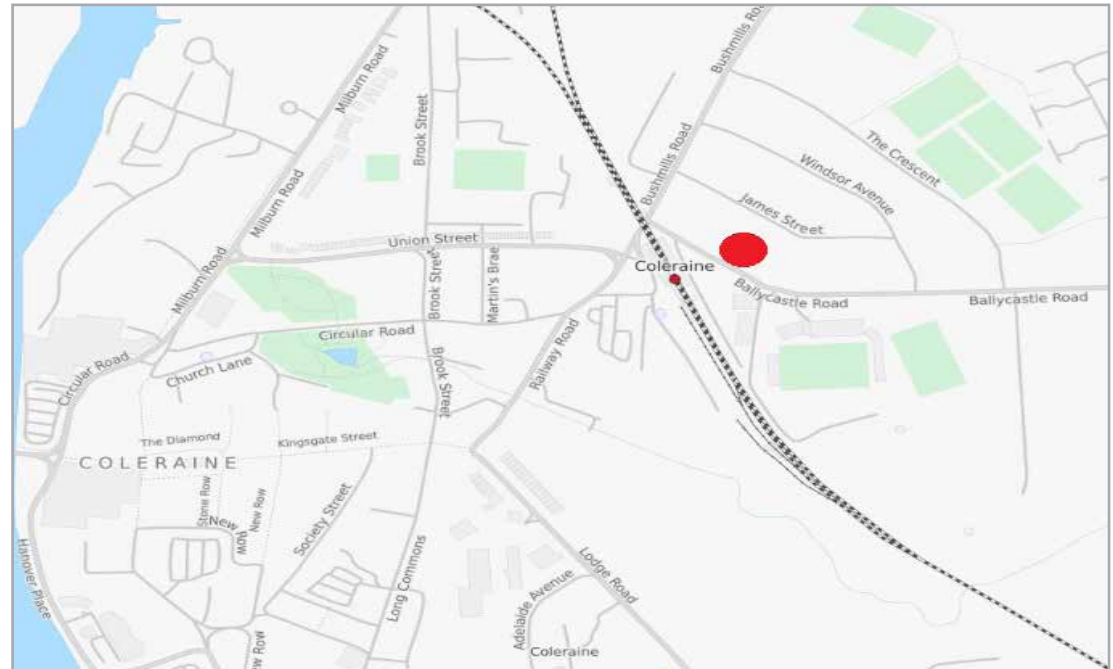
For Indicative Purposes Only

Schedule of Accommodation

	Sq Ft	Sq M
Total	4,500	418.2

Lease Details

Term -	By negotiation.
Rent -	Price on application.
Repairs -	Full repairing and insuring basis.





Rates

We have been advised by Land and Property Services of the following:-

Net Annual Value - £12,500

Rate in £ 20/21 - £0.5276

Rates payable - £6,595 pa

Energy Performance Certificate

C60

Value Added Tax

HMRC is currently in the process of confirming the VAT status. For further information please contact the agent.



Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert
Smith
Hampton**

Tom Donnan
07442 495827
tdonnan@lsh.ie

Kyle Abernethy
07917 335323
kabernethy@lsh.ie

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton January 2017

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.