



**TO LET** Centrally located Shopping Arcade Units  
**Units 5,6, 7 & 8 Diamond Arcade, 29 The Diamond,**  
**Coleraine, BT52 1DP**



# LOCATION / DESCRIPTION

Diamond Arcade is situated in the very heart of Coleraine Town Centre and has the benefit of pedestrian flow from the busy Mall Car park to the rear and the towns main square at the Town Hall 'The Diamond' to the front. Surrounding occupants include The Works, Bob & Berts, Lost & Found, M&S and Superdrug on Street and a well known beautician and hair stylist within the arcade itself at this point.

Last 4 remaining retail units available within the only recently fully refurbished Mall space to include fresh decoration renewed lighting and fresh street facing facades front and rear. Former Dunnes Stores to the rear is agree to a large tenant for 2022 which will further drive footfall.

Ideal for a wide range of new or expanding business subject to planning as required

## ACCOMMODATION

DESCRIPTION	m <sup>2</sup>	Sq Ft
Unit 5	31.9	343
Unit 6	26.0	280
Unit 7	44.8	482
Unit 8	35.0	376

## LEASE DETAILS

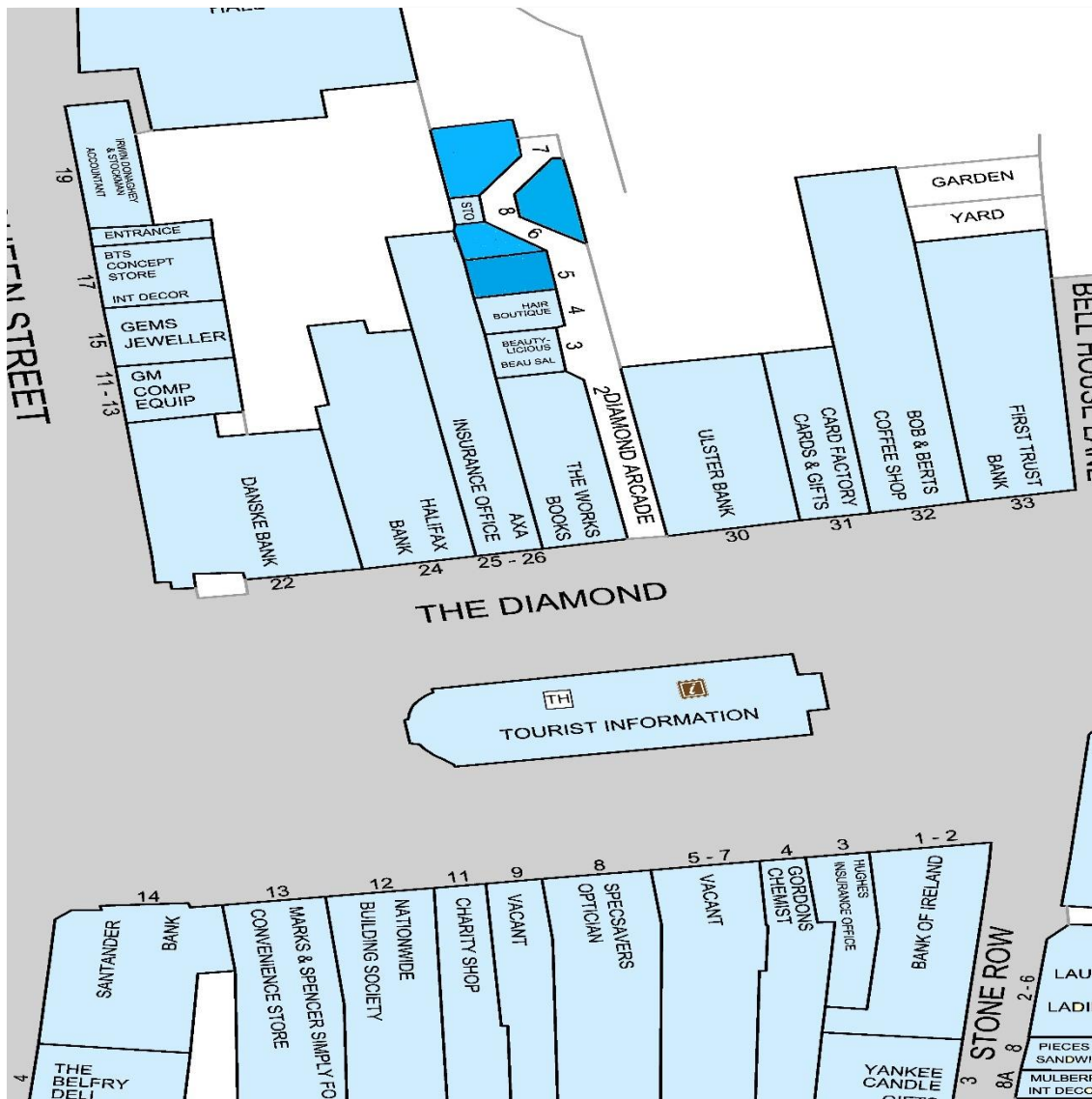
**TERM:** 3 years

**RENTAL:**

<b>Unit 5:</b>	£5,000 Per Annum
<b>Unit 6:</b>	£4,000 Per Annum
<b>Unit 7:</b>	£5,000 Per Annum
<b>Unit 8:</b>	£4,500 Per Annum

**REPAIRS/INSURANCE:** Tenant will be responsible for internal and external repairs and to reimburse the landlord with buildings insurance premium.





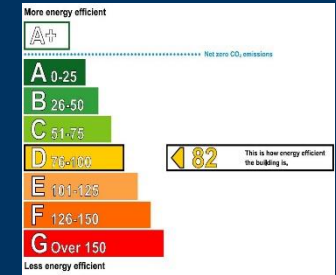
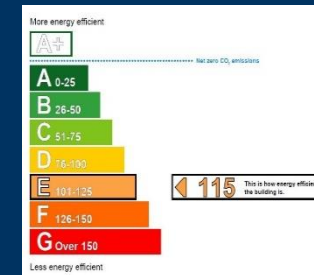
## Customer Due Diligence

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.

## EPCS



## NAV

From our review of the Land and Property Service online website, the NAV for the subject units are :-

**Unit 5: £2,900    Unit 6 : £2,750    Unit 7: £4,850    Unit 8: £2,800**

The commercial rate in the pound for 2020 / 2021 is £0.0.533783.

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

## VAT

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

## FURTHER DETAILS



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Our Ref: C807

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, nor 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.