



Instinctive
Excellence
in Property.

To Let

Retail Warehouse
c. 17,864 sq ft (1,660 sq m)

52 Hanover Place
Coleraine
BT52 1EB

RETAIL / WAREHOUSE



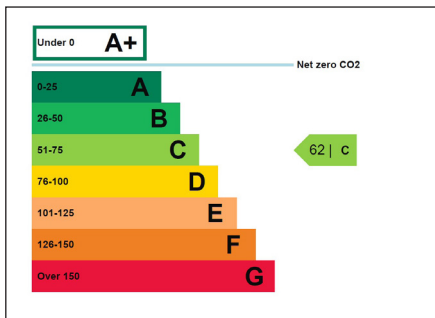
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EPC



Location

Coleraine is located approximately 88 km (55 miles) north west of Belfast and 64 km (40 miles) north east of Londonderry. The borough of Coleraine has a population of 24,630 (Census 2011). As the regional centre for the north east, the town serves a catchment population in excess of 200,000 persons. Neighbouring occupiers include Kwik Fit, KFC and Tesco.

Description

Internally the accommodation is finished to include part painted blockwork/part walls, lighting via hanging halogen spot lights and single glazed aluminium frame shop front. The property also benefits from a tarmac surfaced car park providing 42 communal marked spaces with floodlighting.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

| Description | Sq Ft | Sq M |
|--------------------------------|---------------|--------------|
| Ground Floor - Retail Area | 17,314 | 1,609 |
| First Floor - Offices | 550 | 51 |
| Total Net Internal Area | 17,864 | 1,660 |

Rates

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

Net Annual Value: £76,300
Rate in the £ for 2022/2023: £0.542672

Lease Terms

Term: By negotiation
Rent: £55,000 per annum exclusive
Repairs: Full repairing and insuring

VAT

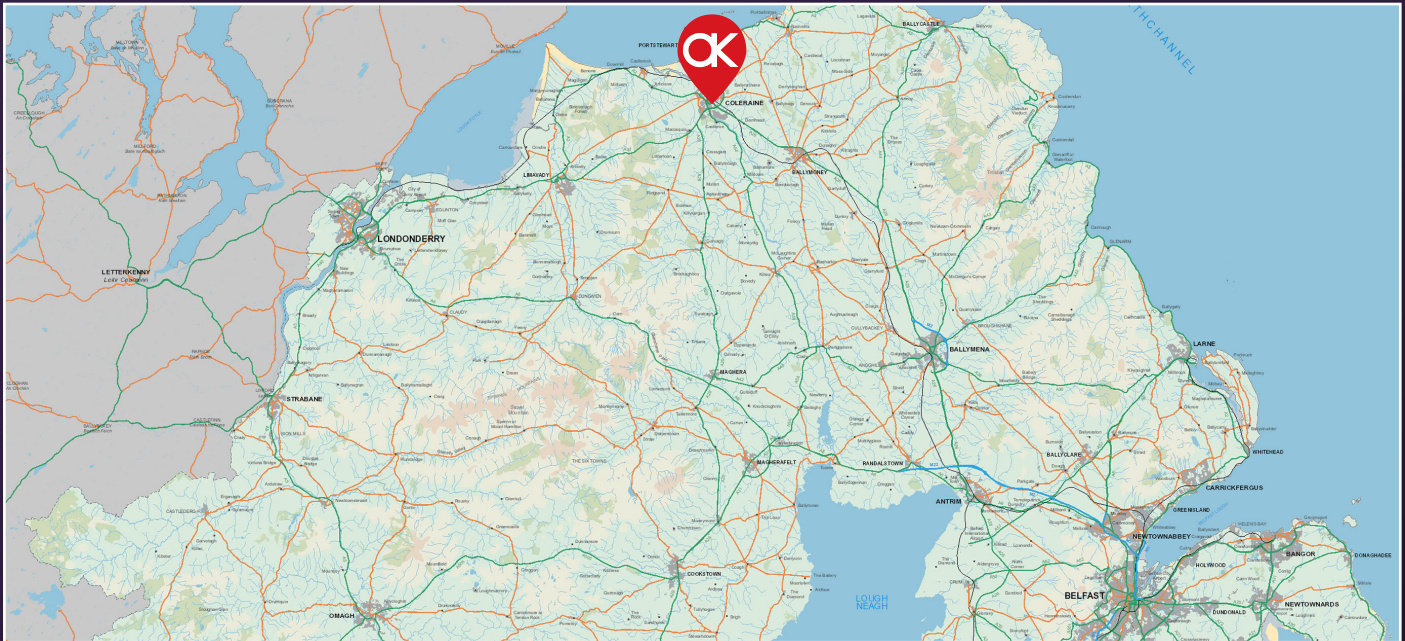
All prices, rentals and outgoings are quoted exclusive of VAT.







FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

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MISREPRESENTATION ACT 1967

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