

41a Kingsgate Street, Coleraine



Office

Asking Rent — £4,200 per annum

- First Floor Office Premises.
- Located on a prominent position on the edge of the town centre on Kingsgate Street.
- Net Internal Area of c. 418 sq ft (c. 38.83 sq m).
- The property is finished to office specification, which includes lighting, carpeted floors.
- The property is ideally located and has the benefit of passing pedestrian traffic and is within close proximity to both the town centre.
- This unit is ideally suited to someone wish to relocate there business from home to a town centre location.

Net Internal Area

Total Area:

c. 418 sq ft c. 38.83 sq m

Main Office:

c. 143 sq ft c. 13.29 sq m

Office 2:

c. 88 sq ft c. 8.21 sq m

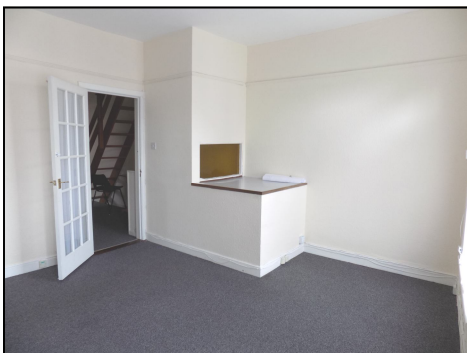
Kitchen:

c. 54 sq ft c. 5.05 sq m

Second Floor Store:

c. 187 sq ft c. 17.34 sq m

Plus WC Facilities



Lease Details

Rent:

£4,200

Lease Details:

Terms Negotiable

Rent Reviews:

Three yearly reviews

Rates:

Tenant Responsible

Insurance:

Landlord to insure, tenant to insure

Repairs:

Internal & Plate Glass Repairs.

VAT:

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

NAV:

£1,100

Non-Domestic Rate in £:

0.573976

Viewing:

Strictly by appointment through agent



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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.
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