

## 12 Mill Street, Coleraine



### Retail

**Asking Rent - £6,250 per annum**

- Affordable Commercial Premises
- Located on a central position just off the popular Railway Road area of town.
- Net Internal Area of c. 314 sq ft (c. 29.13 sq m).
- The premises is currently used for retail purposes however it will lend itself naturally to a variety of other uses.
- The property has the benefit of passing pedestrian traffic and is within close proximity to the town centre and one of the towns main car parking sites.
- The property also benefits from 2 on site car parking spaces.



## Accommodation

### Net Internal Area:

c. 314 sq ft      c.29.13 sq m



## Lease Details

**Rent:**  
£6,250 pa

**Term:**  
Terms Negotiable.

**Rent Reviews:**  
Every 3 years

**Rates:**  
Tenant Responsible

**Insurance:**  
Landlord to insure, tenant to reimburse

**Repairs:**  
Internal repairing lease

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

**NAV:**  
£3,000

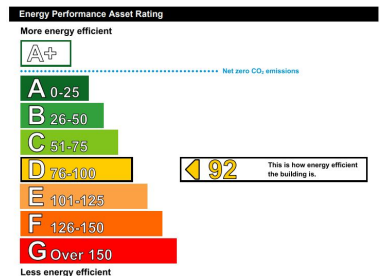
**Non-Domestic rate in the £**  
0.582140

**Viewing:**  
Strictly by appointment through agent

**EPC:**



**RICS**



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