

FOR SALE

PROMINENT FIRST FLOOR COMMERCIAL PREMISES of c. 85 SQ. M. / 915 SQ. FT



**UNIT 19 MARKET COURT
55 NEW ROW
COLERAINE, BT52 1EJ**

(028) 7034 4433

WWW.PHILIPTWEEDIE.COM

LOCATION / DESCRIPTION

- ◇ This high profile corner unit is currently occupied and laid out as a highly successful Beauty Salon.
- ◇ The property offers high level of natural light and accordingly lends itself for a range of alternative commercial uses.
- ◇ New Row is well known as a professional location within Coleraine with occupants to include Solicitors, Architects, Engineers, Dentists, Accountants, Surveyors and Estate Agents.
- ◇ Internal inspection is highly recommended.
- ◇ Finished include wood laminate floor coverings, walls plastered and painted, Suspended ceilings, double glazed windows in uPVC frames, economy 7 heating.



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ACCOMMODATION

Gross Internal Area: c. 85 Sq. M. / 915 Sq. Ft.

- ◇ Reception lobby and central treatment area
- ◇ Staff kitchen to include built in units, stainless steel sink and plumbed for washing machine
- ◇ Treatment Room 1 with built in cupboards and wash hand basin
- ◇ Treatment Room 2 as above
- ◇ Treatment Room 3 with vaulted ceiling and high profile corner window
- ◇ Store
- ◇ Treatment Room 4 as other treatment rooms
- ◇ Treatment Room 5 with built in units and electric shower in corner cubicle
- ◇ Toilet comprising low flush WC and wash hand basin in vanity unit

Sales Details

- Title:** Leasehold
- Price:** Offers Over £89,950
- VAT:** All prices and outgoings will be subject to VAT at the standard rate
- Viewing:** By appointment with Agent

Service Charge: *£1,258 per annum

Insurance: *£121 per annum

(*TBC - awaiting confirmation of 2021 figures)



Regulated by RICS

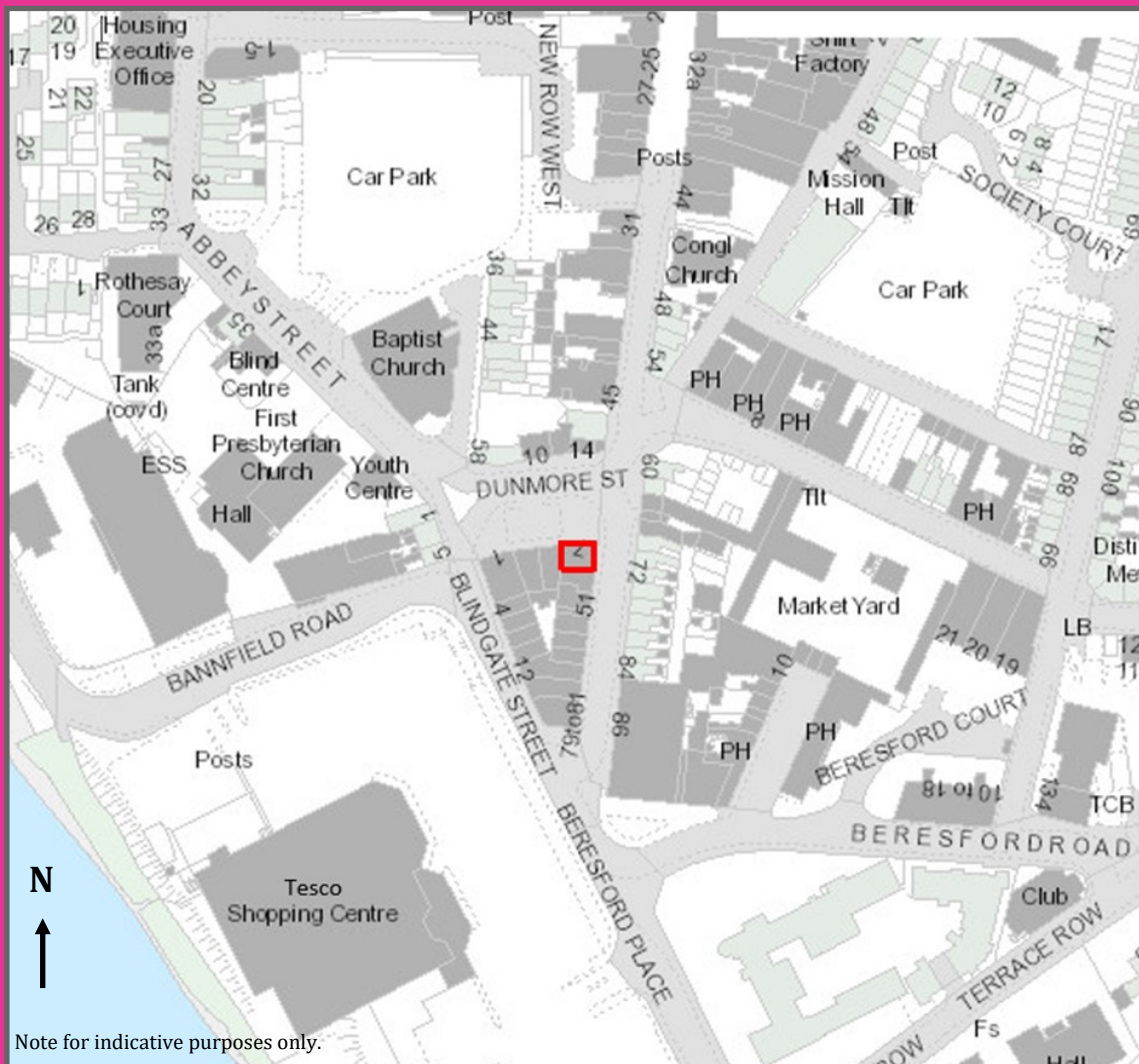
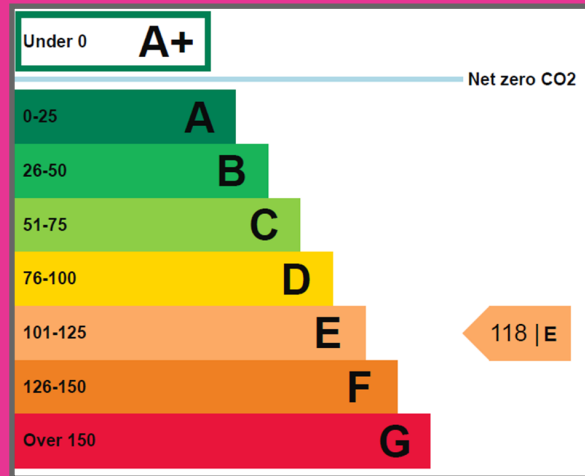


VIEWING

Strictly by appointment with:

Philip Tweedie & Company
62-64 New Row
Coleraine
BT52 1EJ

Tel: 028 7034 4433
E: amy@philiptweedie.com
W: www.philiptweedie.com



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors 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 and do not constitute part of an offer of 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 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 Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.