

## 13 Waterside, Coleraine



## Multi Use Commercial Rooms

### Asking Rent - £75 per week

- Multi Use Commercial Rooms with Establish Beauty & Tanning Salon.
- Located within the heart of the Waterside area of the town.
- Established trading location with on street car parking and Free DOE Car Parking to the Rear .
- 1st Floor - Room 1 - Net Internal Area of approx c. 220 sq ft (c.20.42 sq m)
- 2nd Floor - Room 2 - Net Internal Area of approx c. 107 sq ft (c.9.96 sq m)
- Ideally suited to someone working from home in the beauty trade wishing to expand into commercial premises or someone wish to have office space on the periphery of the town centre.
- Rent will include, rates, heating, Wi-Fi, electric and CCTV.

**First Floor**

**Room 1:**

c.220 sq ft                      c.20.42 sq m

**Second Floor:**

**Room 2:**

c.107 sq ft                      c.9.96 sq m



**Lease Details**

**Rent:**

Room 1 - £100 pw

Room 2 - £75 pw

**Term:**

Terms Negotiable.

**Rates:**

Included in Rent

**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



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