

## Unit 1, Union Street Arcade, Coleraine



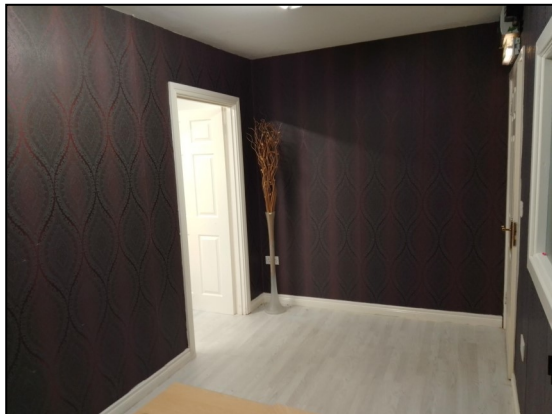
### Retail

**Asking Rent - £4,160 per annum**

- Affordable Commercial Premises.
- Located within the Union Street Arcade which is situated along Union Street within the town.
- Net Internal Area of c. 212 sq ft (c. 19.65 sq m).
- The property was previously laid out as a beauty salon however it would be suitable for a variety of other commercial uses.
- Neighbouring Occupiers are Hair Salon, Dog Grooming Parlour & Pottery Workshop.
- Viewing Available Immediately with Flexible Terms Negotiable.

## Net Internal Area

**Total:**  
c. 212 sq ft      c. 19.65 sq m



## Lease Details

**Rent:**  
£4,160 per annum

**Term:**  
Terms Negotiable

**Rent Reviews:**  
Every 3 years

**Rates:**  
Tenant Responsible

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

**Repairs:**  
Internal Repairing

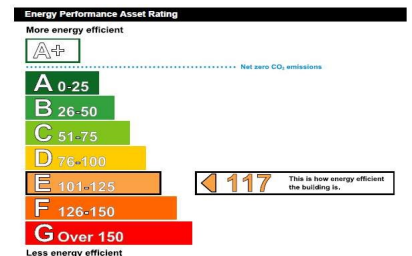
**VAT:**  
All outgoing and rentals are quoted exclusive of but may be liable to VAT

**NAV:**  
£420.00

**Non-Domestic Rate in £:**  
0.585566

**THIS PROPERTY QUALIFIES FOR SMALL BUSINESS RATES RELIEF AT A DISCOUNT OF UP TO 50% ON THE ANNUAL PREMIUM**

## EPC:



**MISREPRESENTATION CLAUSE:** McAfee Commercial give notice to anyone who may read these particulars as follows:

- 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.
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- Any areas, measurements or distances referred to herein are approximate only.
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- Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.