



ONLY

TO LET

Prominent Retail / Warehouse Extending To c. 18,081 Sq Ft (1,680 M²) N.B. Can be Sub divided

52 Hanover Place, Coleraine, BT52 1EB

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LOCATION / DESCRIPTION

Coleraine is one of Northern Ireland's leading provincial towns situated c. 56 miles north of Belfast and c. 30 miles east of Londonderry. Coleraine is also home to the main campus of the University of Ulster and benefits from major road links to all other parts of NI, providing excellent connection services for tourists, commuters and students.

This prominent property is situated overlooking the River Bann and within walking distance to the town centre., adjacent to Kwik Fit, Tesco, KFC and the Water Margin Restaurant.

Internally the accommodation is finished to include part painted blockwork, part walls, lighting is via hanging halogen spot lights and single glazed aluminium shop front. The property also benefits from a tarmac surfaced car park providing 42 communal spaces with floodlighting.

The owner is willing to sub divide the unit to secure the right tenant in up to 3 parts of approx. 6,000 sq ft each subject to internal wall placement—further details on application.



Description	Area m ²	Area Sq Ft
GROUND FLOOR (Entirety)	1,627.7	17,516
FIRST FLOOR		
Office 1	24.7	266
Office 2	12.8	138
Office 3	15.0	161
Wc's	-	-

N.B. Exact sub division sizes will be available for discussion in the coming weeks once the clients architect has advised on the optimum division scenarios.

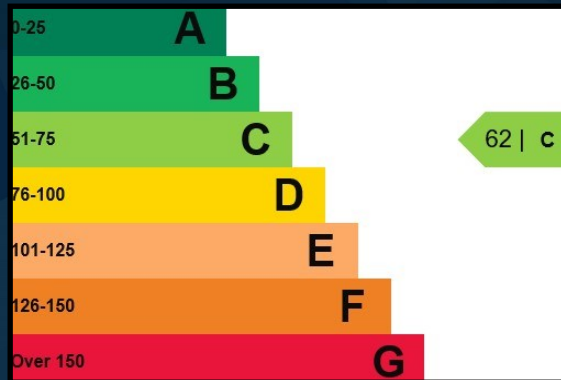
LEASE DETAILS

TERM: From 5 years.

RENTS: Asking £55,000 per annum for the entirety
Sub divided units approx. £20,000 per annum

REPAIRS: Full repairing and insuring lease.

EPC
(62C)



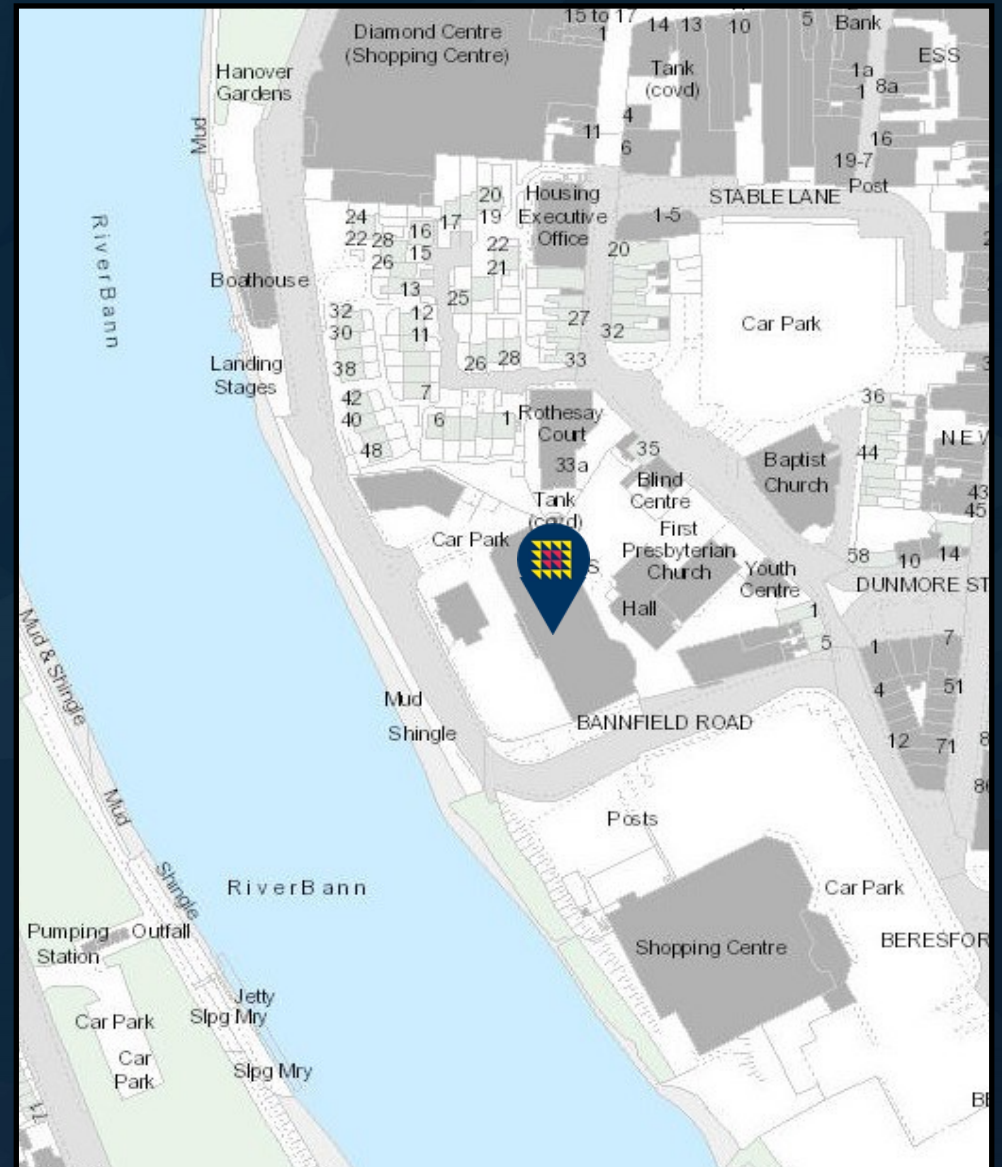
NAV

From our review of the Land and Property Service online website, the NAV for the subject property is :

52 Hanover Place £76,300 (will be re-assessed upon subdivision)

The commercial rate in the pound for 2021 / 2022 is £0.533783

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.



VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

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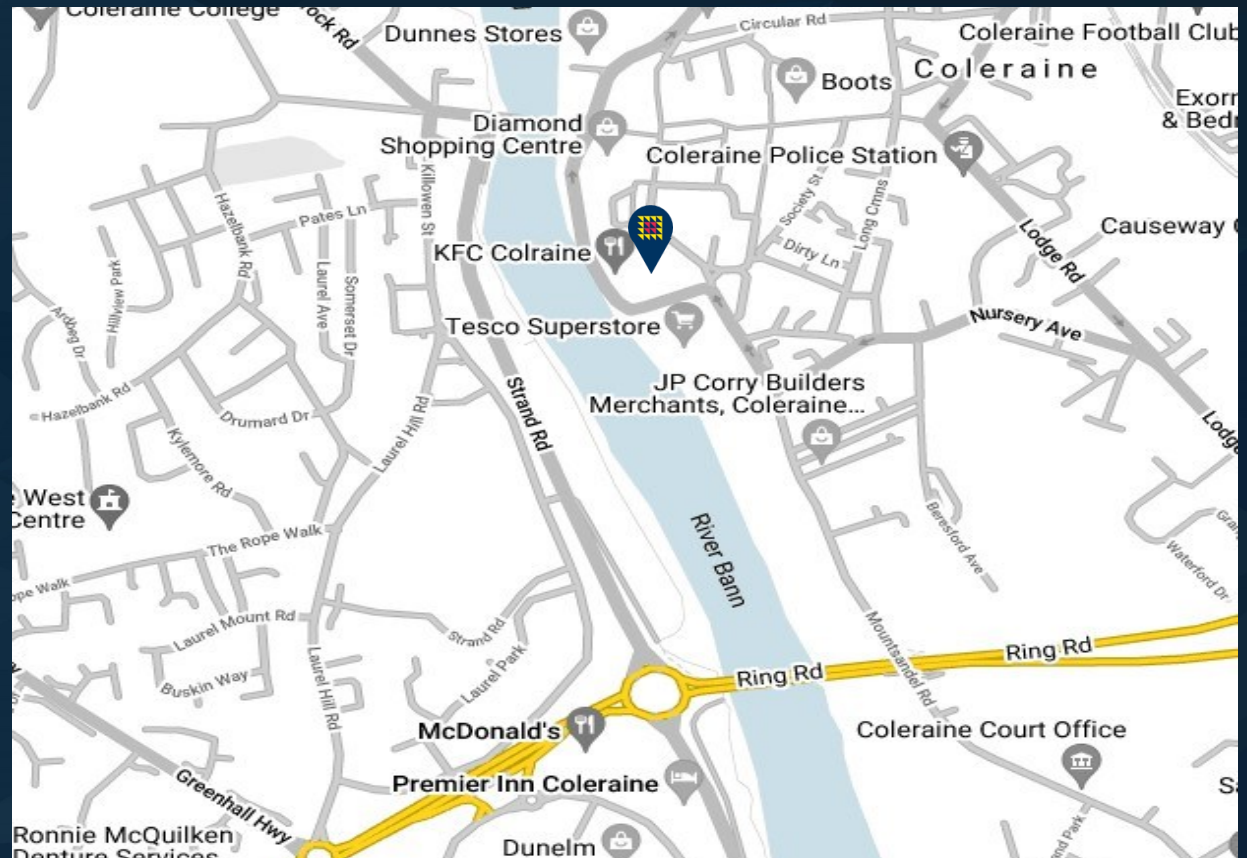
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CONTACT DETAILS

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OKT for themselves and for the Vendors or Lessors 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 or Lessees and do not constitute, nor constitute part of, an offer at 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 or tenant 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 O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.