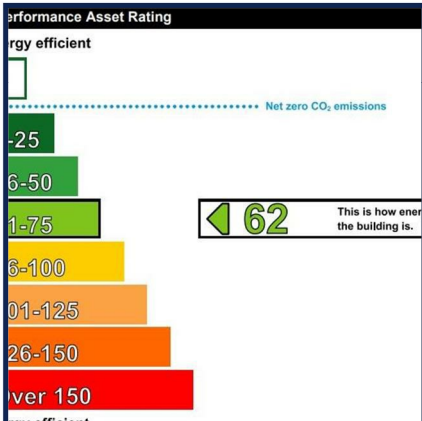


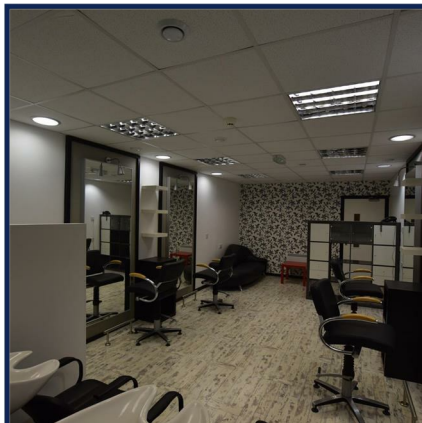
Per Month
£500 Per Month



5A Gateside Business Park Gateside Road, Coleraine, BT52 2RE



- Fully Equipped
- Located on edge of town
- Excellent Car Parking
- Realistic Rent -£500 per month + VAT
- Immediate Occupation
- Can accommodate 4 chairs
- First Floor



First Floor

Hair Salon

26'10 x 11'8 (8.18m x 3.56m)

Fully equipped with four chairs and washing facilities.

Store

7'9 x 5 (2.36m x 1.52m)

With built in shelving.

Kitchen

9'9 x 7'2 (2.97m x 2.18m)

(L-shaped) With eye and low level units, stainless steel sink unit and tiled splash backs.

Store 2

24'5 x 3'2 (7.44m x 0.97m)

Landing

With disabled toilet.

Office 1

11'9 x 8'10 (3.58m x 2.69m)

Office 2

16' x 8' (4.88m x 2.44m)

With wash hand basin.

Estimated commercial Rates payable: £2,767.63 per annum

Title: Assumed Leasehold

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

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons
9 Dunmore Street, Coleraine
Tel. 028 703 43677/21133
www.bensonsni.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.