

To Let



diamond  
shopping centre

# Diamond Shopping Centre, Coleraine



**tdk** | Property

[tdkproperty.com](http://tdkproperty.com) 028 9024 7111



Excellent town centre location fronting onto the town's **prime retail** pitch, one of Coleraine's main pedestrian routes and overlooking the River Bann.

## Summary

High specification Shopping Centre with tenants including:

- USC
- Sports Direct
- TK Maxx
- New Look
- Claire's Accessories
- Causeway Dog Rescue

Excellent town centre location fronting onto the town's prime retail pitch, one of Coleraine's main pedestrian routes and overlooking the River Bann.

USC  
www.usc.co.uk

TKmaxx



CAUSEWAY COAST  
DOG RESCUE

new  
look

claire's

SPORTS  
DIRECT.COM



## Prime Location

The subject property is located on a prominent site that abuts Hanover Place, Bridge Street and Abbey Street, within the main commercial/retail core of Coleraine town. The prime retailing pitch is pedestrianised and is defined by the Diamond and Bridge Street.

# Description

The Diamond Centre comprises a Net Internal floor area of approximately 124,000 sq ft. The centre opened in 2002 and is arranged to provide accommodation over lower ground, ground and first floor levels. The centre is made up of a mix of local and national retailers and is anchored by a 28,000 sq ft USC Department Store, 25,000 sq ft TK Maxx and includes a further 24 unit shops. Other national tenants include New Look, Phones 4 U and Claire's Accessories.

Coleraine is a provincial town situated approximately 55 miles (88 km) north west of Belfast, 25 miles (40km) north east of Londonderry and 28 miles (45 km) north west of Ballymena. The town is located in close proximity to the North Antrim coastal towns of Portrush, Portstewart, Castlerock and Ballycastle and is the closest commercial conurbation to the tourist north coast area which has traditionally serviced visitors in peak seasons. Coleraine is a university town with a major campus of the University of Ulster.

Belfast International Airport is located approximately 45 miles (72 km) to the south east along the A26 and M2 motorway network close to the town of Antrim.



The **Diamond Centre** comprises a Net Internal floor area of approximately 124,000 sq ft.



# Retailing in Coleraine

## Coleraine Town Centre

The retailing provision in Coleraine is focused on the town centre. The central retailing area is fully pedestrianised providing a pleasant family friendly shopping experience.

The town's main car parks are located adjacent to the central pedestrianised area, providing c.1300 car park spaces.

The Diamond Centre is the town's only enclosed shopping centre and forms one end of the town's prime retail pitch which stretches from The Diamond through to Kingsgate Street.

Retailers represented in the town's prime pitch include M&S (Simply Food), Argos, Next, Waterstones, Boots, Top Shop etc.

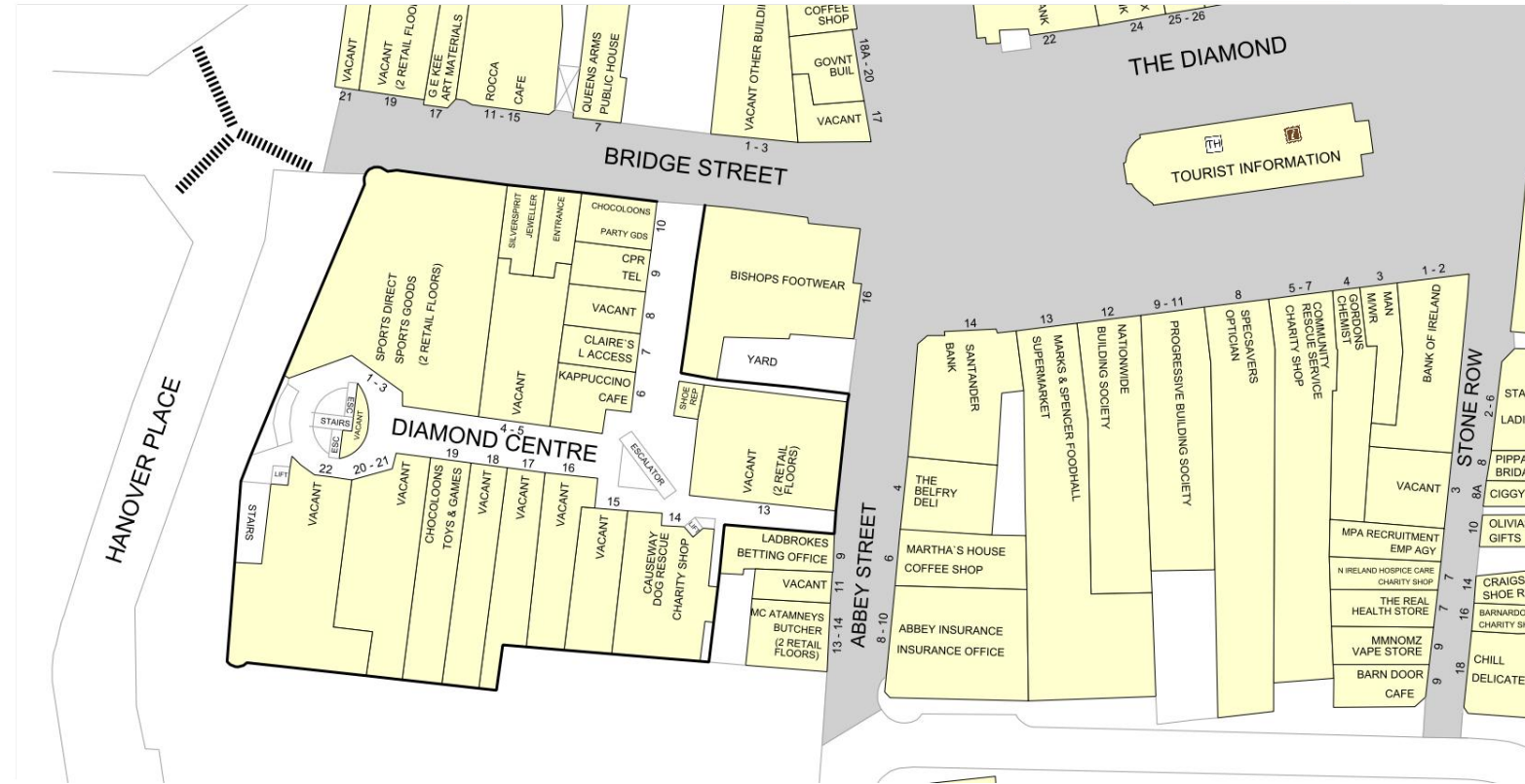
The town has a number of strong independent retailers including Moores Department Store, Dixons Department Store and Bishops Shoes.



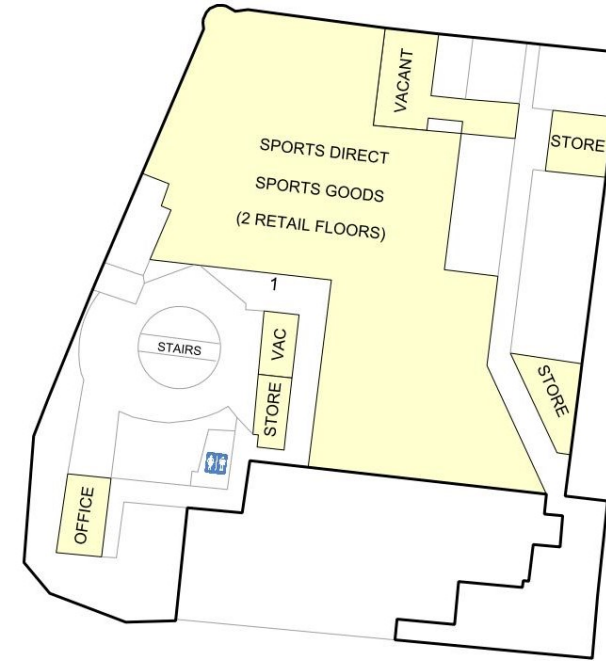
The Coleraine Borough has a primary catchment of **57,343** with a secondary catchment of **101,914** persons.



## Ground Floor



## Lower Ground Floor

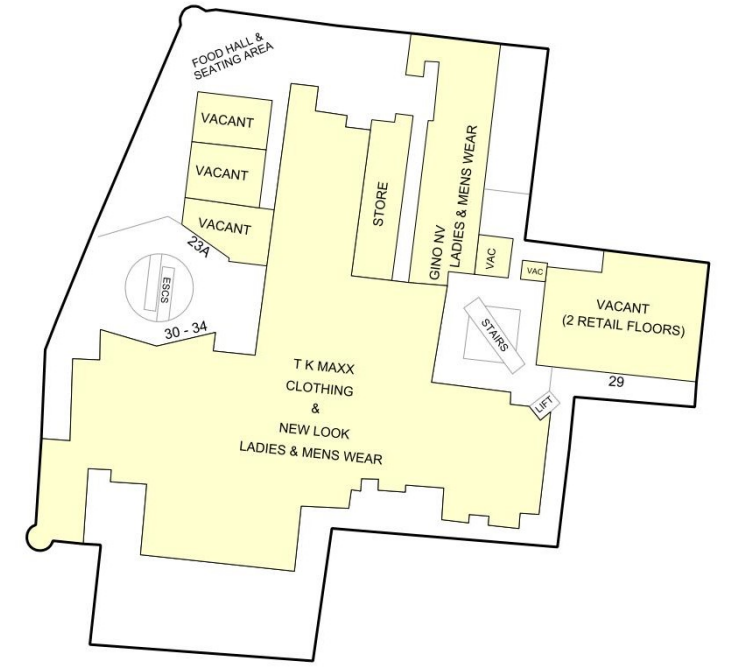


## Accommodation

Units ranging from 180 sq ft to 10,350 sq ft are available for immediate occupation.

[Please contact TDK for further information.](#)

## First Floor



# Contact



diamond  
shopping centre  
coleraine

Strictly by prior appointment with agent:

**Mark Thallon**

T: 028 9089 4066

M: 07802 520 008

E: [mark.thallon@tdkproperty.com](mailto:mark.thallon@tdkproperty.com)



TDK Property Consultants LLP for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of TDK Property Consultants LLP or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) TDK Property Consultants LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of TDK Property Consultants LLP has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) TDK Property Consultants LLP will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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/ukksi/2017/692/made>  
Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with TDK Commercial Property Consultants LLP. 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.

**tdk** | Property

[tdkproperty.com](http://tdkproperty.com) 028 9024 7111