



## 21 & 21a SOCIETY STREET, COLERAINE, BT52 1LA



- INVESTMENT OPPORTUNITY
- TOWN CENTRE LOCATION

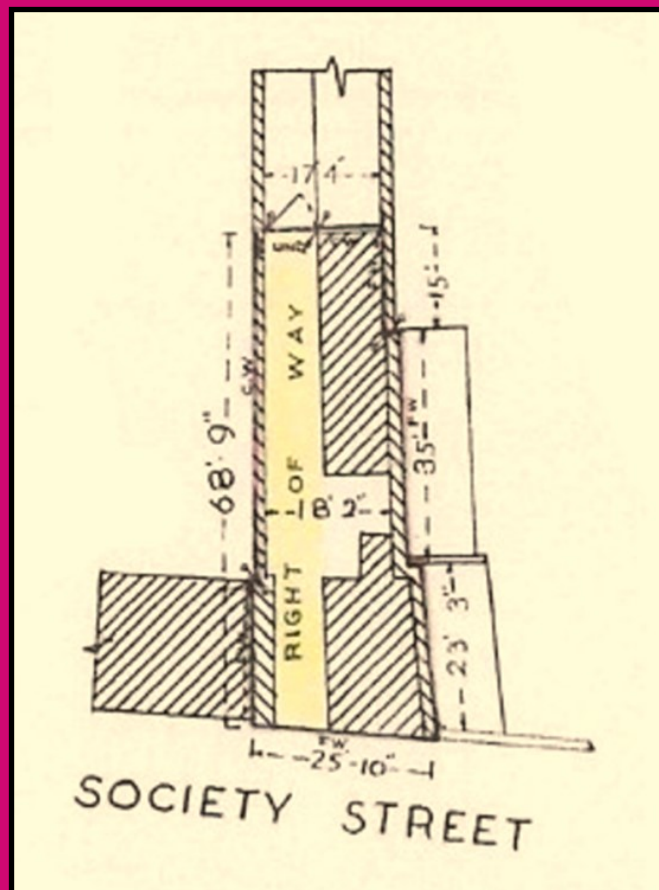


- GF COMMERCIAL UNIT
- FF ONE BED FLAT

**OFFERS OVER £59,500**

## DESCRIPTION

- Two storey mixed use building within the Town Centre.
- Currently offering ground floor commercial unit and first floor flat.
- Rental income from first floor flat.
- Possible redevelopment opportunity subject to obtaining Planning Permission.
- Right of Way exists through archway (Highlighted yellow on Deed Map below)



(028) 70344433

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## **Ground Floor Commercial Unit**

Extending to approx. 594 Sq. Ft. (55 Sq. M).

- **Vacant Shop unit with frontage onto Society Street**
- **Shopfront is single glazed in wooden frame with roller shutter.**
- **Rear section with WC and additional storage.**

## **First floor One Bedroom Flat**

Extending to approx. 394 Sq. Ft. (36.6 Sq. M).

### **KITCHEN / LIVING & DINING AREA**

Comprising high and low level storage units and wood burning stove.

### **BEDROOM**

Located off living area.

### **BATHROOM**

Comprising panel bath, WC and wash hand basin. PVC panels to walls.

**Currently let at £325 PCM.**

## **RATES**

### **Commercial Unit**

NAV: £1,800 and listed as Shop

Rates approx. £980 per annum

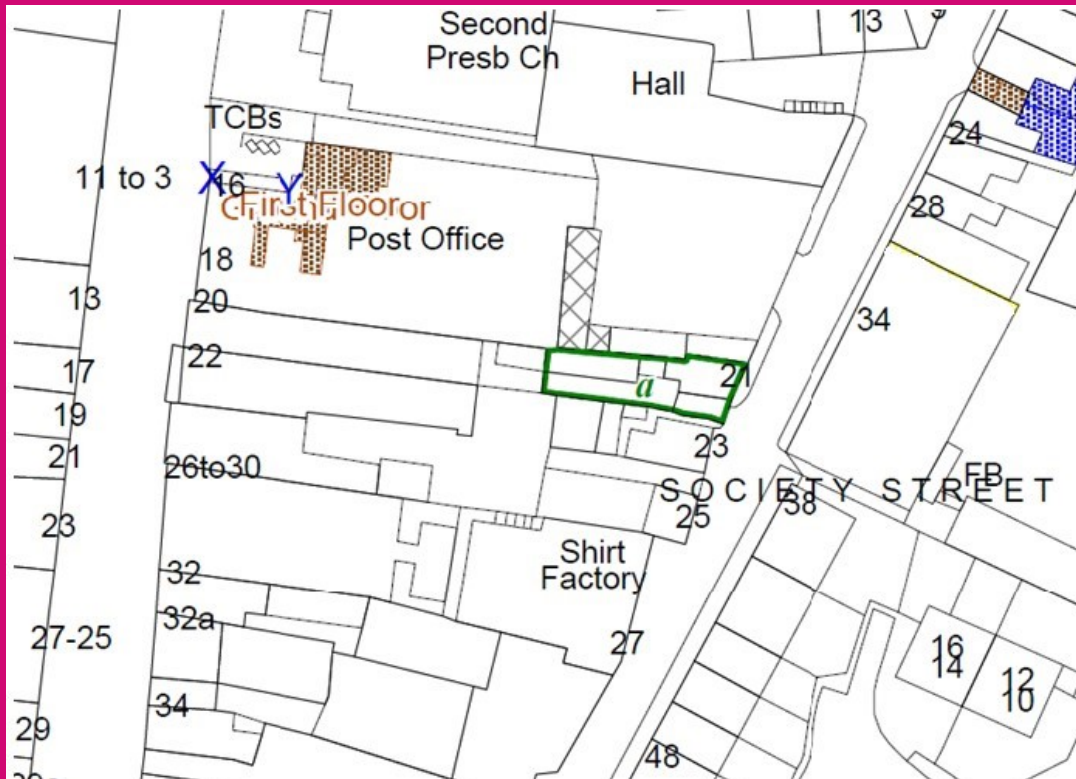
### **First Floor Flat**

Capital Value: £45,000

Rates approx. £390 per annum



Regulated by RICS



## Sales Details

### Title

Freehold/Leasehold—To be confirmed by Vendors Solicitor.

### Price

Offers Over £59,950

### VAT

All prices and outgoings will be subject to VAT at the standard rate.

### Viewing

By appointment with Agent

### Further Details

Philip Tweedie or Amy Quigley

PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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