

28 Long Commons, Coleraine



Retail / Office

Asking Rent - £10,000 per annum

- Prominent Multi Purpose Commercial Opportunity with Double Retail Frontage.
- High profile location within the town centre traffic system which benefits from high volumes of passing traffic.
- The property is currently being used for retail purposes however it is ideally suited to a number of other commercial uses should someone wish to change the use (subject to planning).
- Net Internal Area of approx c.1,811 sq ft (c.168.29 sq m) based over 2 floors.
- Available Immediately.

Accommodation

Net Internal Area:

c.1,811 sq ft c.168.29 sq m

Ground Floor:

c.1,572 sq ft c.146.06 sq m

First Floor:

c.239 sq ft c.22.23 sq m



Lease Details

Rent:

£10,000 per annum

Term:

Terms negotiable

Rates:

Tenant Responsible

Insurance:

Landlord to insure, tenant to reimburse

Repairs:

Effectively Full Repairing

VAT:

All outgoings and rentals are quoted exclusive of but may be liable to VAT

NAV:

£7,000

Non-Domestic rate in the £

0.588556

EPC:



RICS



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