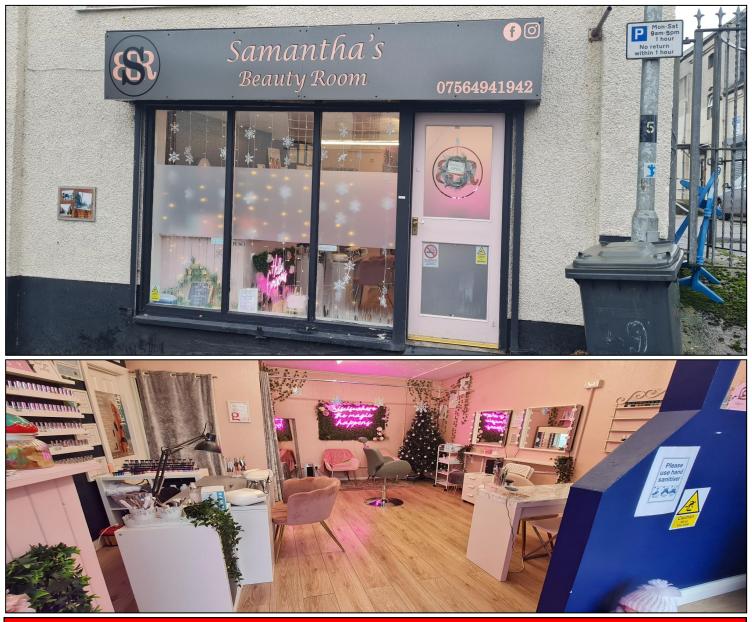


10G Lower Captain Street, Coleraine



Retail

Asking Rent - £4,200 per annum

- Affordable Commercial Premises.
- Located centrally along Lower Captain Street within the town which benefits from on street car parking and both passing vehicular and pedestrian trade.
- Net Internal Area of c. 366 sq ft (c. 34.03 sq m).
- The property is currently laid out as a beauty salon however it would be suitable for a variety of other commercial uses.
- Viewing Available Immediately on Flexible Terms.

Chartered Surveyors & Estate Agents

Net Internal Area

Total: c. 366 sq ft

c. 34.03 sq m

ern

Lease Details

Rent: £4,200 per annum

Term: **Terms Negotiable**

> **Rent Reviews:** Every 3 years

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: £2,500

Non-Domestic Rate in £: 0.588556

THIS PROPERTY QUALIFIES FOR SMALL BUSINESS **RATES RELIEF AT A DISCOUNT OF UP TO 25% ON** THE ANNUAL PREMIUM







Ø

-MISREPRESENTATION CLAUSE: Northern Real Estate give notice to anyone who may read these particulars as follows:

The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 1.

- 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
- Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order 3
- The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
- Any areas, measurements or distances referred to herein are approximate only. 5
- Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser. 6
- Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact. 7.