

# To Let

## 52 New Row, Coleraine

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### Summary

- Affordable Multi Purpose Premises.
- Located on the edge of the town centre along New Row which benefits from 2 nearby DOE car parks and high volumes of passing pedestrian trade.
- Net Internal Area of c. 651 sq ft (c. 60.4 sq m) based over 2 floors.
- The property is finished to a good standard which includes shop front, electric roller shutter, lighting and flooring.
- Available Immediately

**Retail Unit**

**£7,200 per annum**



## Accommodation

### Net Internal Area

#### Net Internal Area:

c. 651 sq ft      c. 60.40 sq m

#### Ground Floor:

c. 368 sq ft      c. 34.18 sq m

#### First Floor:

c. 283 sq ft      c. 26.29 sq m



### Lease Details

#### Rent:

£7,200 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 outgoing and rentals are quoted exclusive of but may be liable to VAT

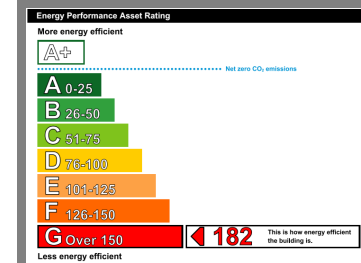
#### NAV:

£4,850

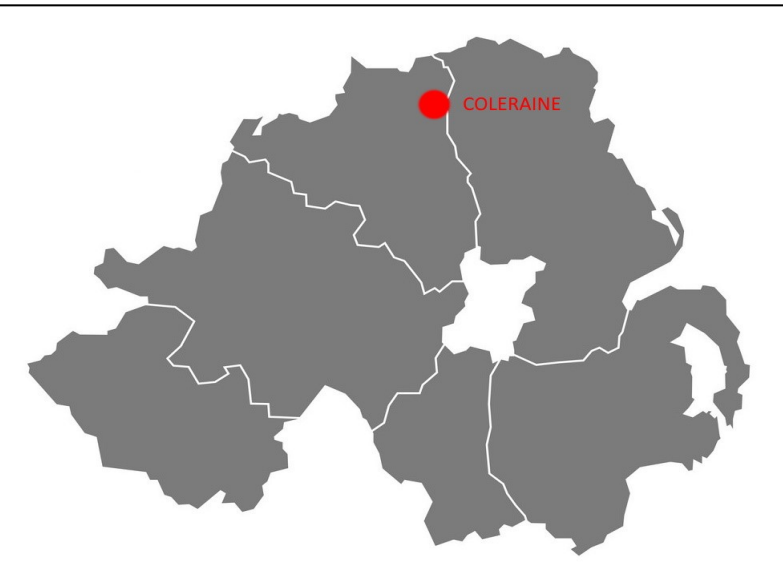
#### Non-Domestic Rate in £:

0.588556

#### EPC:



## Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY

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