



OKT
O'CONNOR KENNEDY TURTLE

TO LET Retail / Showroom accommodation of c. 418 sq m (4,500 sq ft)
(Capable of sub-division)

1 Ballycastle Road, Coleraine BT52 2DY

LOCATION

Coleraine is one of Northern Ireland's leading provincial towns located in the north west of the Province and situated c.56 miles north of Belfast and c.32 miles east of Londonderry. It is also home to the main campus of the University of Ulster with nearly 6,000 students and c.1,300 employees.

The subject is located on Ballycastle Road, a busy throughfare route within Coleraine town which benefits from strong pedestrian and vehicular passing traffic.

The property is convenient to both the larger town centre and the bus and rail terminals.

DESCRIPTION

The subject comprises ground floor retail / showroom accommodation including a large sales area, small office and WC facilities. There is also a storage area located on the first floor. The unit is fitted out to a good standard to include vinyl flooring, suspended ceiling, fluorescent strip lighting and plastered / painted walls, with a recently installed oil fire air blow heating system.

Outside the property benefits from dedicated on-site car parking together with yard space to the flank and rear.

The premises may be capable of sub division and is suitable for a variety of uses, subject to necessary planning consents.

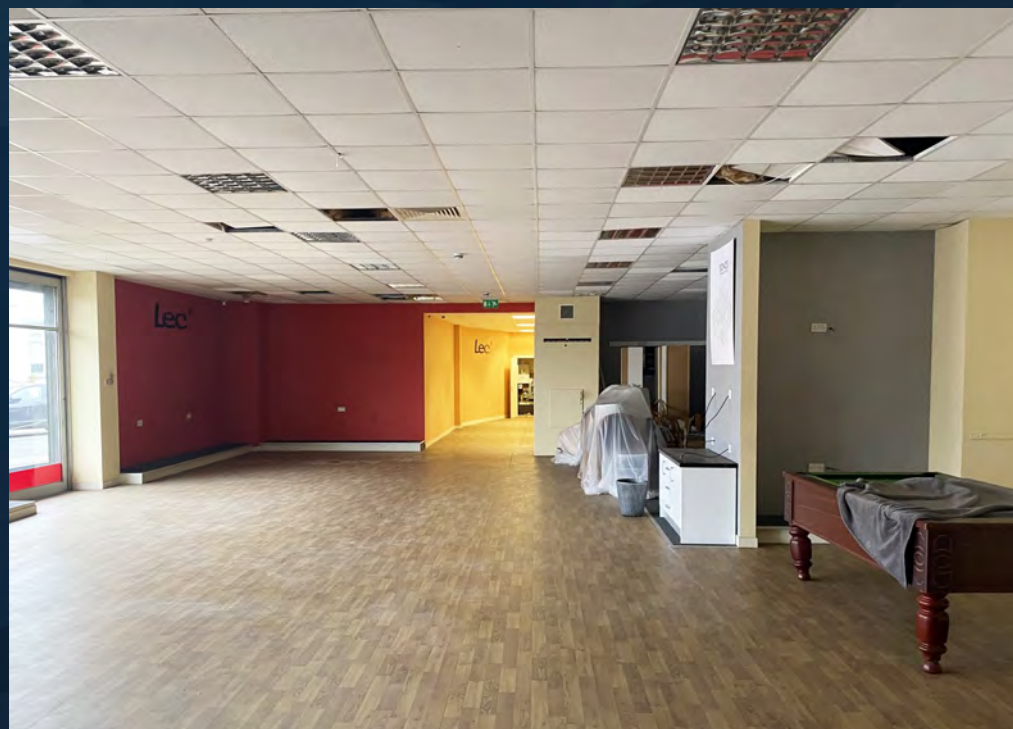
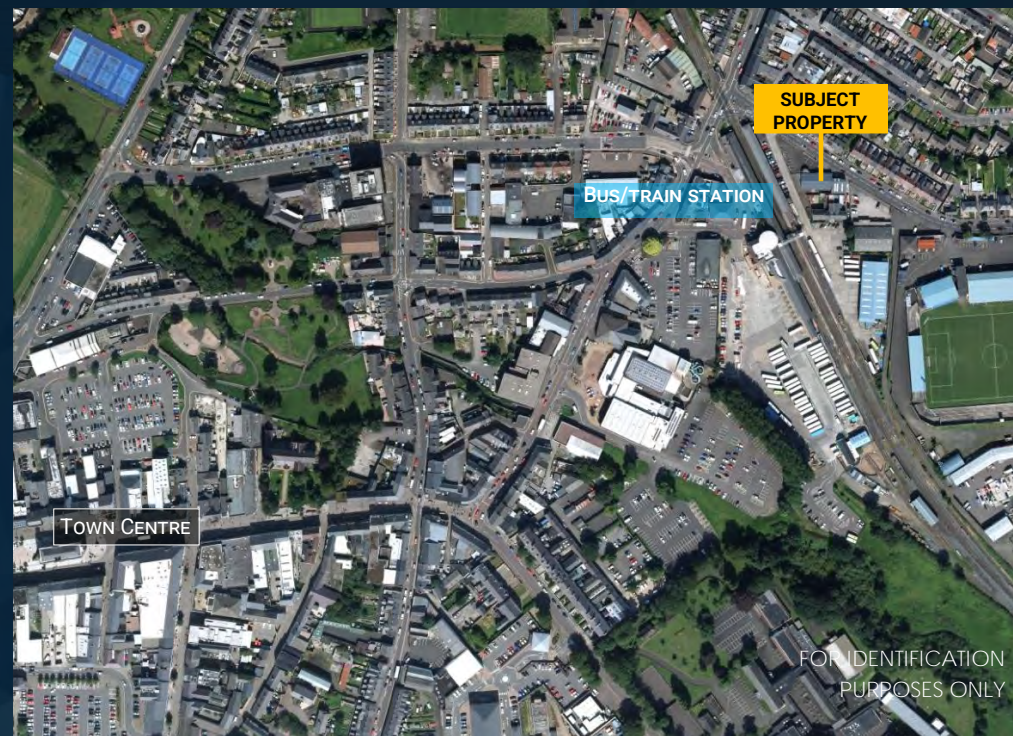
ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR	C. 418 sq m	4,500 sq ft
FIRST FLOOR- light storage		

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/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: C4559



LEASE DETAILS

RENT: On application
TERM: Negotiable

RATES

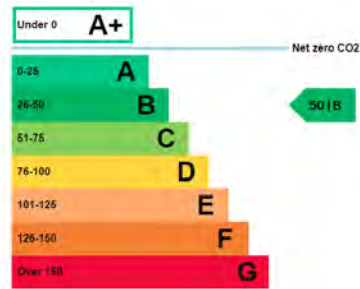
We are advised that the current NAV for the subject is £12,500. The commercial rate in the pound for 2022 / 2023 is £0.542672. (Estimated rates payable is £6,783.40)

Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

EPC CERTIFICATE



CONTACT DETAILS

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.