



Prime Retail Premises

Property Highlights

- Extremely prominent town centre property situated in a high footfall pedestrianised area.
- Fully fitted accommodation extending to approximately 1,244 sqft (115.57 sqm).
- Suitable for a variety of uses, subject to any necessary consents.

A limited liability partnership registered in Northern Ireland No. NC000516
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Location

Coleraine situated approximately 55 miles north of Belfast and 30 miles east of Derry/Londonderry is a major administrative, university and tourist location served by excellent bus, rail and road networks with a population of c. 25,000 people and benefitting from a large catchment area with towns such as Ballymoney, Portstewart and Portrush situated in close proximity. The town forms part of the Causeway Coast & Glens region which is home to some of NI's top tourist attractions.

The subject property occupies a prime position on pedestrianised Kingsgate Street with nearby occupiers including Hays Travel, Ground Coffee, DV8, CEX, Vodafone and Snappy Snaps.

Description

The property provides modern retail/office accommodation at ground floor level finished to include plastered/painted walls, suspended ceilings, recessed lighting, carpeted floors and benefitting from an extensive glazed frontage of approx. 9 metres.

The first floor level provides kitchen and WC facilities. There is additional accommodation at first floor level not currently accessible which may provide an opportunity to increase the usable floor area, subject to any necessary works and consents.

Title

We understand that the property is held Freehold.

Accommodation

The property provides the following approximate areas:

Description	Sq Ft	Sq M
Ground Floor Retail	1,055	98.01
Ground Floor Store	118	10.96
First Floor Ancillary	71	6.60
Total	1,244	115.57

Price/Rent

Price – On Application.

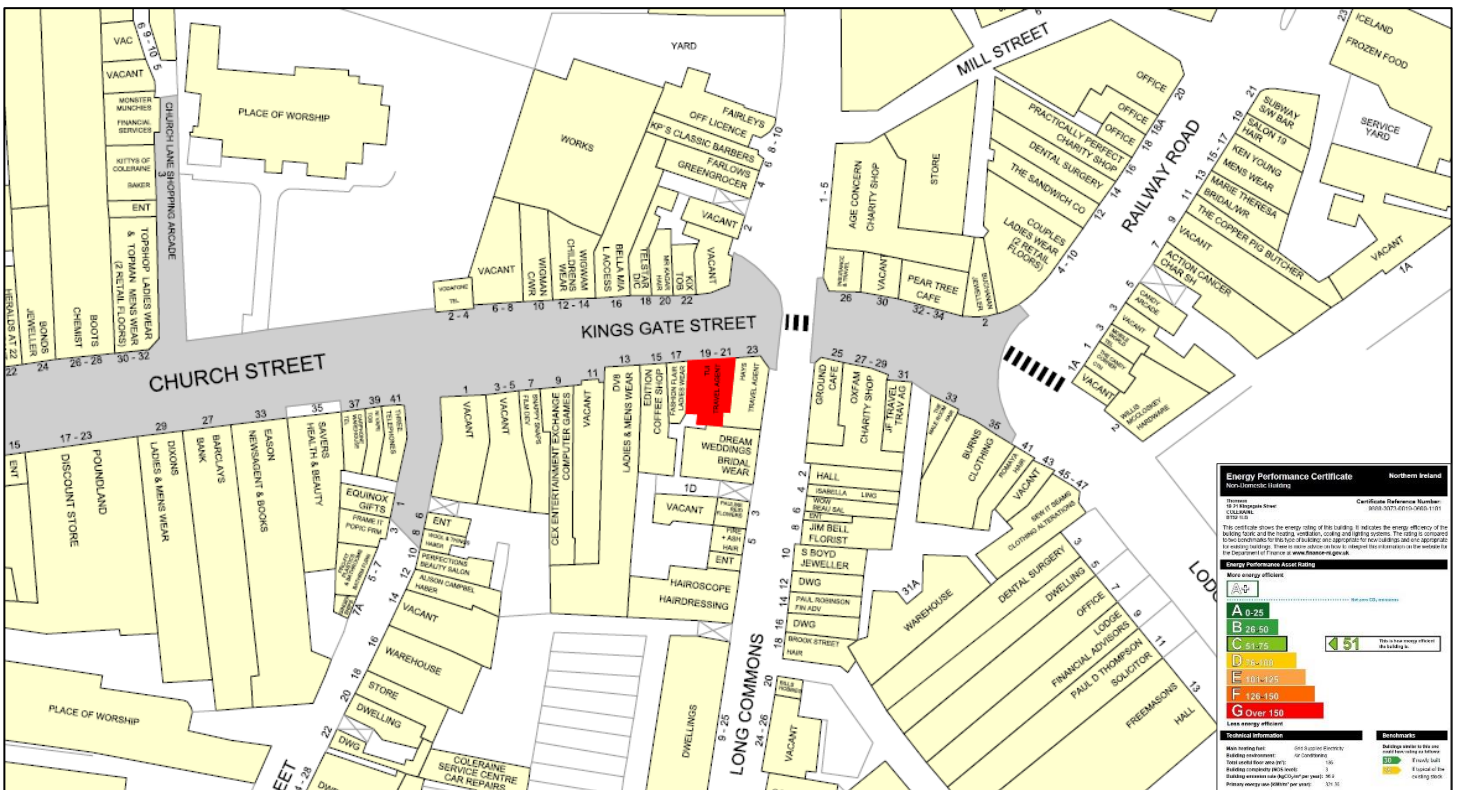
Rent - £20,000 per annum exclusive, subject to contract.

Net Annual Value

We are advised by LPS that the NAV is £25,200, resulting in rates payable of approx. £13,994 for 2023/24.

VAT

All prices, rentals and outgoings are quoted net of VAT which may be chargeable at the prevailing rate.



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