

# For Sale

**58 Society Street, Coleraine**

**nre**  
northern real estate  
we value property

## Summary

- Well established outdoor & country sports business opportunity.
- Net Internal Area of c. 1,148 sq ft (c. 106.65 sq m) over 2 floors.
- The property is ideally located on the cusp of the towns main shopping thoroughfare and benefits from being adjacent to one of the towns main DOE car parks.
- The property is fished to a high standard internally.
- The business is a long and well established business within the North Coast area and has a great wealth of established client base.

**Business & Building Opportunity**

**Asking Price -£350,000**



# Accommodation

## Net Internal Area

### Net Internal Area:

c. 1,148 sq ft      c. 106.65 sq m

### Ground Floor:

c. 605 sq ft      c. 56.18 sq m

### First Floor:

c. 543 sq ft      c. 50.48 sq m



## Sales Details

Asking Price: £350,000

### VAT:

All outgoing and rentals are Quoted exclusive of but may be liable to VAT

### Tenure:

Assumed to be Freehold

### NAV:

£3,200

### Non-Domestic Rate in £:

0.588556

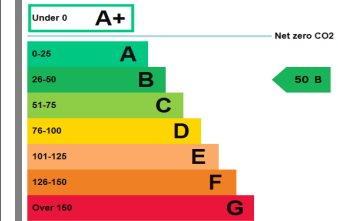
### Fixtures & Fittings:

A full inventory will be carried out for all fixtures, fittings and stock at time of sale.

### EPC:

#### Energy efficiency rating for this property

This property's current energy rating is B.



## Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY

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