



TO LET

Central & Prominent Retail Unit

11 Kingsgate Street, Coleraine, BT52 1LD



LOCATION / DESCRIPTION

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 has a primary catchment of 57,000 people and a secondary catchment of 102,000 people. Coleraine provides the main commercial and retail facilities for the surrounding towns of Ballymoney, Portrush, Portstewart and the Causeway Coast Region. Coleraine is also home to the main campus of the University of Ulster with nearly 6,000 students and c.1,300 employees.

The town has major road and rail links to all other parts of Northern Ireland providing excellent connection services for tourists, commuters and students. The town centre provides a prime location for trade.

Situated within the pedestrian area, the subject occupies a prominent location within Coleraine town centre, with excellent frontage. Surrounding occupiers include CEX, DV8, Vodafone & Ground Espresso Bars.

ACCOMMODATION

Description (Ground Floor)	Area (m ²)	Area (sq ft)
Retail Area	123.0	1,323
WC	-	-

LEASE DETAILS

RENT: £14,000 Per Annum

TERM: Negotiable

REPAIRS / INSURANCE: Tenant responsible for internal and external repairs and Landlord's costs in insuring the building.

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



NB: Historic Shop Fit



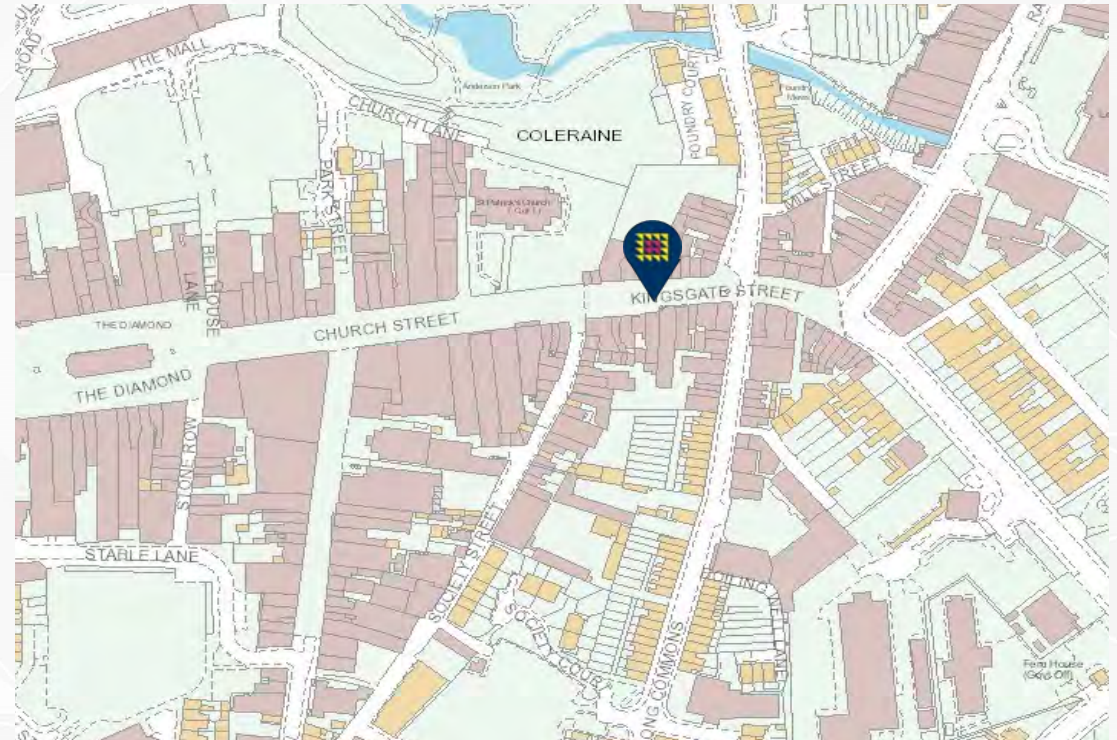
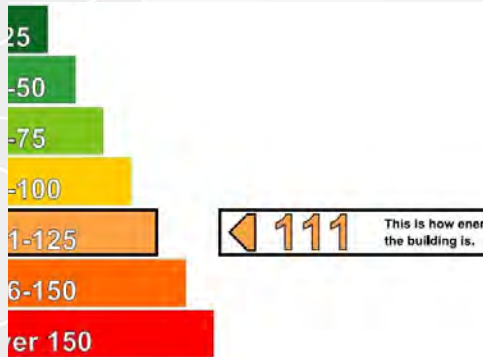
RATES

We are advised that the current NAV for the entire subject is £18,856 (to be confirmed).

NB: The property is likely to be eligible for the new 2 year half price rates deal.

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

EPC CERTIFICATE



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/uksl/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.

CONTACT DETAILS

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