

For Sale

23 Kingsgate Street, Coleraine

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northern real estate
we value property

Summary

- Prime Town Centre Retail Property
- Located on a prominent town centre pitch with excellent access to the towns main car parks.
- Net Internal Area of c.1,418 sq ft (c. 131.73 sq m) separated over 3 levels.
- The property is finished to office specification, which includes lighting, air con heating system, carpeted floors but is suitable for a variety of other commercial uses.
- The property is ideally located and has the benefit of high volumes of passing pedestrian traffic and is within close proximity to both the town centre.
- Neighbouring Occupiers include, Ground, CEX, Snappy Snaps and Vodafone.

Retail Unit

Offers Over -£195,000



Accommodation

Net Internal Area

Net Internal Area:

c. 1,418 sq ft c. 131.73 sq m

Ground Floor:

c. 472.44 sq ft c. 43.89 sq m

First Floor:

c. 598.92 sq ft c. 55.64 sq m

Second Floor:

c. 347.13 sq ft c. 32.24 sq m



Sales Details

Offers Over: £195,000

VAT:

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

Tenure:

Assumed to be Freehold

NAV:

Ground Floor—£15,100.00
1st & 2nd Floor—£4,050.00

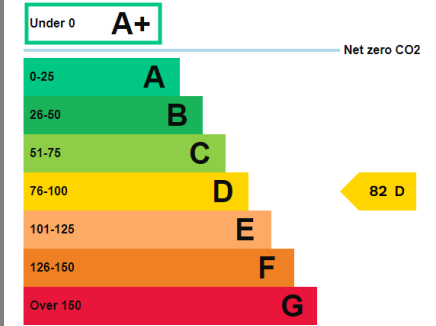
Non-Domestic Rate in £:

0.588556

EPC:

Energy rating and score

This property's current energy rating is D.



Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY

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