

# To Let

## 23 Kingsgate Street, Coleraine

**nre**  
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**

**Asking Rent -£20,000**





# 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



### Lease Details:

Rent: £20,000

Term:  
Terms Negotiable

Rates:  
Tenant Responsible

Insurance:  
Landlord to insure, tenant to reimburse

Repairs:  
Effectively Full Repairing

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

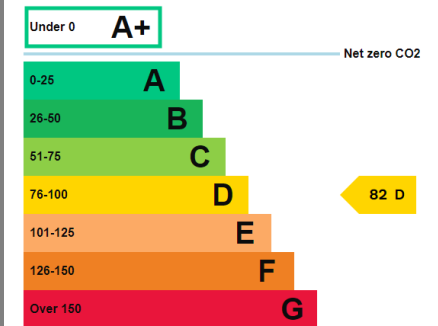
NAV:  
Ground Floor—£15,100.00  
1st & 2nd Floor—£4,050.00

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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