

## For Sale

24-26 Long Commons, Coleraine, BT52 1LH

Offers Over: **£95,000**



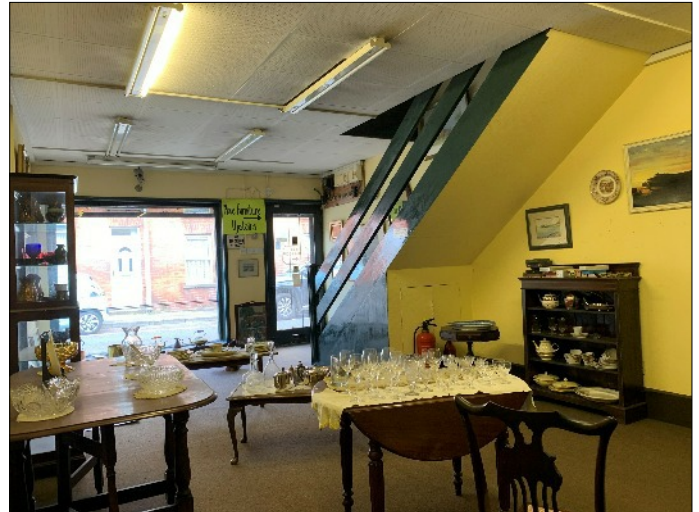
### Property Overview

- Well appointed block of Commercial Property
- Extensive frontage onto Longcommons (38 ft)
- Ideally suited of multitude of retail uses
- Close to town centre location
- Suitable for sub-division up to three separate units
- Approximate square footage: 2341 sq ft (Ground Floor: 1043 sq ft. First Floor: 1298 sq ft)
- Rates: The assessment for the year 2023/2024 for 24 is £4,750 and £3200 for 26.  
(Total: £7,950)
- EPC Rating - TBC

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**Description:**

Well appointed block of Commercial Property with extensive frontage onto Longcommons, and ideally suited for a multiple of Retail uses, and equally suitable for sub-division up to three separate units.



**Ground Floor:**

**Main Shop Floor:**  
9.7 x 6.2

**Second Shop Floor:**  
7.8 x 4.1 with access to small enclosed yard.

**Storeroom:**  
2.7 x 2.0

**First Floor:**

**Floor Above Second Shop Floor:**  
9.9 x 4.1 (MAX)

**Floor space above Main Shop Floor:**  
9.7 x 6.45 (MAX) with access to w.c. and kitchen:

**Kitchen:**  
2.6 x 2.6 with low level units with stainless steel sink unit and drainer.

**W.C.**  
Comprising w.c. and wash hand basin.

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## FLOOR PLANS



**For illustrative purposes only. Not to scale.**

**Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.**

MISREPRESENTATION CLAUSE: McAfee Portstewart, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Portstewart for Year 2000 Compliance and the Purchasers/ Lessees must make their own investigations.

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**Property Location:**

24-26 Long Commons is located on the left hand side just up from the traffic lights separating Kingsgate street. benefiting from high volumes of passing traffic.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>	<b>EPC COMING SOON</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	
<b>Full EPC available on request</b>			

OFFICE OPENING HOURS

Monday	09:00	-	17:30
Tuesday	09:00	-	17:30
Wednesday	09:00	-	17:30
Thursday	09:00	-	17:30
Friday	09:00	-	17:30
Saturday	09:30	-	12:30
Sunday	Closed		

WEBSITE AND E-MAIL

[www.mcafeeproperties.co.uk](http://www.mcafeeproperties.co.uk)  
[sales@mcafeeproperties.co.uk](mailto:sales@mcafeeproperties.co.uk)

PROPERTY REFERENCE  
 COL0210 01082023/JM

PC 290424

OUR OFFICE LOCATION

