

For Sale

11 Abbey Street, Coleraine

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northern real estate
we value property

Summary

- Prominent Town Centre Commercial Premises.
- Located on a prime position along Abbey Street on the edge of The Diamond with neighbouring occupiers including McAtamney Butchers, Abbey Autoline and Santander Bank.
- Net Internal Area c. 910 sq ft (c. 84.54 sq m).
- The property comprises of a separate ground floor unit and first floor premises which is currently Let to Peggy Stitch.
- The property benefits from uPVC shop front, roller shutter and Econ 7 Heating along with high volumes of pedestrian passing traffic.
- Viewing strictly by appointment only.

Commercial Investment Premises (Part Let)

Offers Around £90,000

Accommodation

Net Internal Area

Net Internal Area:

c.910 sq ft c.84.54 sq m

Ground Floor:

c.664 sq ft c.61.69 sq m

First Floor:

c.246 sq ft c.22.85sq m



Sales Details

Asking Price:
Offers Over £90,000

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

Tenure:
Assumed to be Freehold

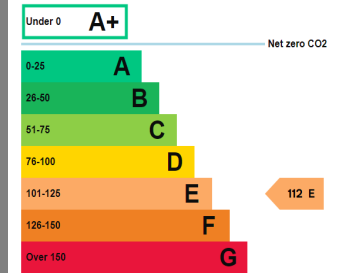
Rates
NAV:
£6,650

Non-Domestic Rate in £:
0.588556

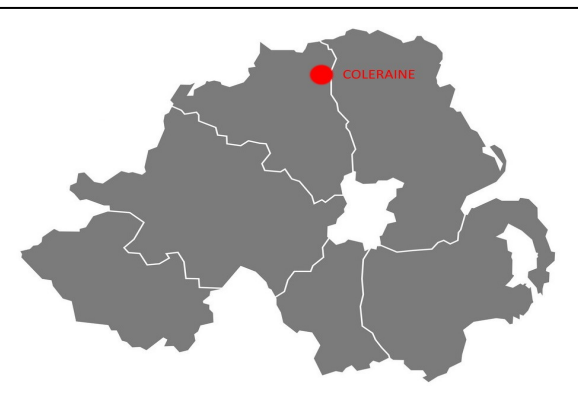
EPC:

Energy rating and score

This property's current energy rating is E.



Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY

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