

# To Let

## 11 Abbey Street, Coleraine

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### Summary

- Prominent Town Centre Multi Purpose 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. 664 sq ft (c. 61.68 sq m).
- The property was previously used as a café premises, and would suit same use again or other retail or office uses STP.
- The unit has the benefit of uPVC shop front, roller shutter and Econ 7 Heating along with high volumes of pedestrian passing traffic.
- Available Immediately

**Commercial Premises**

**Rent - £8,000 pa**



# Accommodation

## Net Internal Area

### Net Internal Area:

c.664 sq ft      c.61.68 sq m

### Retail:

c.529 sq ft      c.49.1 sq m

### Store:

c.21 sq ft      c.1.97 sq m

### Rear Store:

c.114 sq ft      c.10.62 sq m



### Lease Details

**Rent:**  
£8,000 per annum

**Lease Details:**  
Terms Negotiable

**Rates:**  
Tenant Responsible

**Insurance:**  
Landlord to insure, tenant to reimburse

**Repairs:**  
Effectively Full Repairing

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

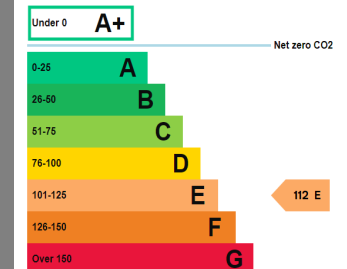
### Rates

**NAV:**  
£6,650

**Non-Domestic Rate in £:**  
0.588556

### 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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