

OK  
T



# First Floor, 8 New Row, Coleraine, BT52 1AF

Centrally Located Modern First Floor Office Suite (Rent Now Reduced)



# LOCATION / DESCRIPTION

Spacious first floor office suite, situated right in the Commercial Centre of Coleraine on New Row, which forms part of Coleraine's pedestrian area. Neighbouring occupants include Moore's Department Store, Greggs Bakery and The Post Office.

The office area is largely open plan in nature with potential for the creation of further open areas, if required. Ideal for a wide range of office users who could benefit from the units central location.

Available immediately.

# ACCOMMODATION

DESCRIPTION	AREA (M <sup>2</sup> )	AREA (SQ FT)
Main Office	95.0	1,021
Back Office	44.0	471
Cloaks	4.0	40
Kitchen	13.0	144
Male & Female WC's	-	-
<b>TOTAL ACCOMMODATION</b>	<b>156 m<sup>2</sup></b>	<b>1,676 sq ft</b>



**OK  
T**



## Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: C1391

# LEASE DETAILS

- RENT: £5,980 per annum
- TERM: 3 to 5 years ideally
- REPAIRS / INSURANCE: Tenant is responsible for organising their own contents and public liability insurance and also reimbursing landlord for building Insurance premium annually.
- SERVICE CHARGE: Service charge payable: In the region of £650 per annum. Tenant to maintain the internal areas
- VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

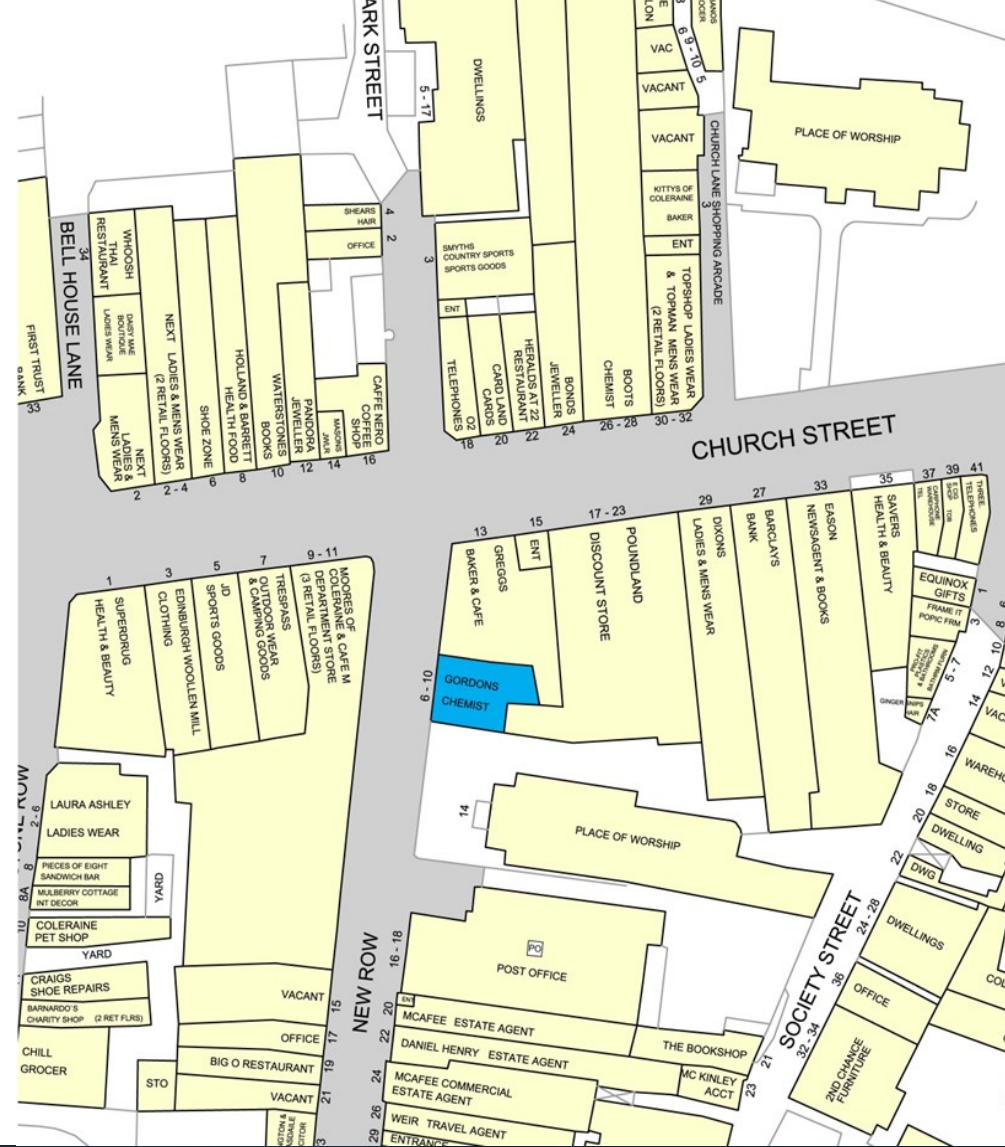
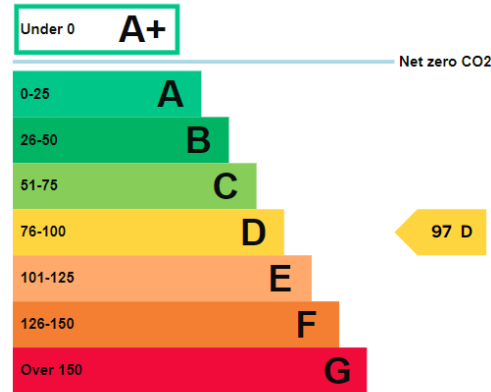
## NAV (RATES PAYABLE)

NAV: £10,400

Estimated rates payable in accordance with LPS Website: £5,775.38

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

This property's current energy rating is D.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**HENRY TAGGART**

henry.taggart@okt.co.uk

**SHAUNA BROLLY**

Shauna.brolly@okt.co.uk

**RACHEL MORRELL**

rachel.morrell@okt.co.uk



## O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.