

To Let

34 Kingsgate Street, Coleraine

nre
northern real estate
we value property

Summary

- Highly Prominent Town Centre Ground Floor Retail Premises.
- The location of the property benefits from high volumes of passing pedestrian traffic and is on the towns main trading thoroughfare.
- NIA of c. 419 sq ft (c. 38.93 sq m)
- Suitable for a variety of commercial uses (STP).
- Surrounding occupiers include JF Travel, Burns Outfitters, Couples, Stables, Pear Tree and Ground Espresso coffee shops.

Ground Floor Retail Unit

£8,000 per annum



Accommodation

Net Internal Area

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c. 419 sq ft c. 38.93 sq m

Retail:

c. 314 sq ft c. 29.17 sq m

Office:

c. 32 sq ft c. 2.95 sq m

Kitchen:

c. 73 sq ft c. 6.81 sq m

Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY



Lease Details

Rent:

£8,000 per annum

Term:

Terms Negotiable

Rent Reviews:

Every 3 years

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 VAT

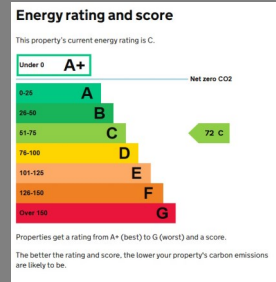
NAV:

£10,000

Non-Domestic Rate in £:

0.588556

EPC:



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