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To Let

33 The Diamond, Coleraine, BT52 1DP

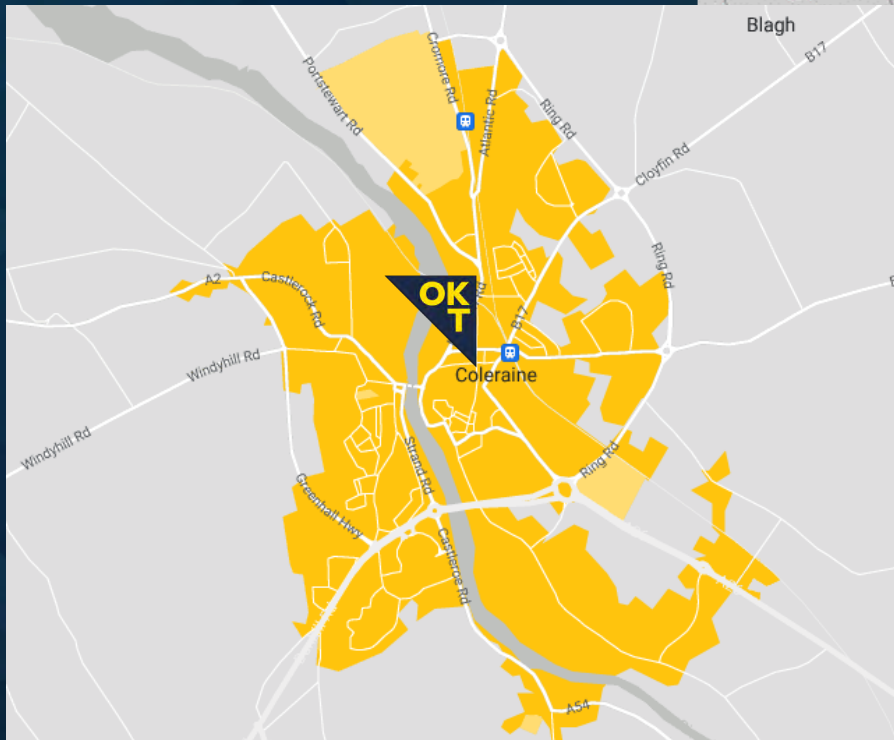
Former AIB Bank extending to c. 447 sq m (5,363 sq ft)

LOCATION

Coleraine is one of Northern Ireland's leading provincial towns located in the north west of the Province, situated c.56 miles north of Belfast and c.30 miles east of Londonderry.

Coleraine provides the main commercial and retail facilities for the surrounding towns of Ballymoney, Portrush, Portstewart, Bushmills and the Causeway Coast Region.

The subject property is located on The Diamond, a pedestrianised town centre area occupied by a range of national and local traders. It is one of the main focal points in the Town Centre.



DESCRIPTION

The subject property comprises a 3½ storey building occupying a corner site on The Diamond in the heart of Coleraine's commercial centre on a site of c. 0.1 acres.

The accommodation comprises the former banking hall, customer area, interview rooms, offices and strong room, with the upper floors providing staff and office accommodation and stores.

The property is well fitted throughout with finishes including carpeted flooring painted / plastered walls, part suspended ceilings with recessed spot / strip fluorescent lighting and it has both air conditioning and oil fired heating.

Suitable for a wide variety of uses to include retail / office / Leisure / Restaurant / Civic subject to any necessary planning consents.



c. 25,000

Population at last Census



Neighbouring occupiers include Next, JD Sports, Moores, Superdrug and



Easily accessed via A26 with an abundance of public car parking in close



c. 10 mins walk to Bus / Train Station

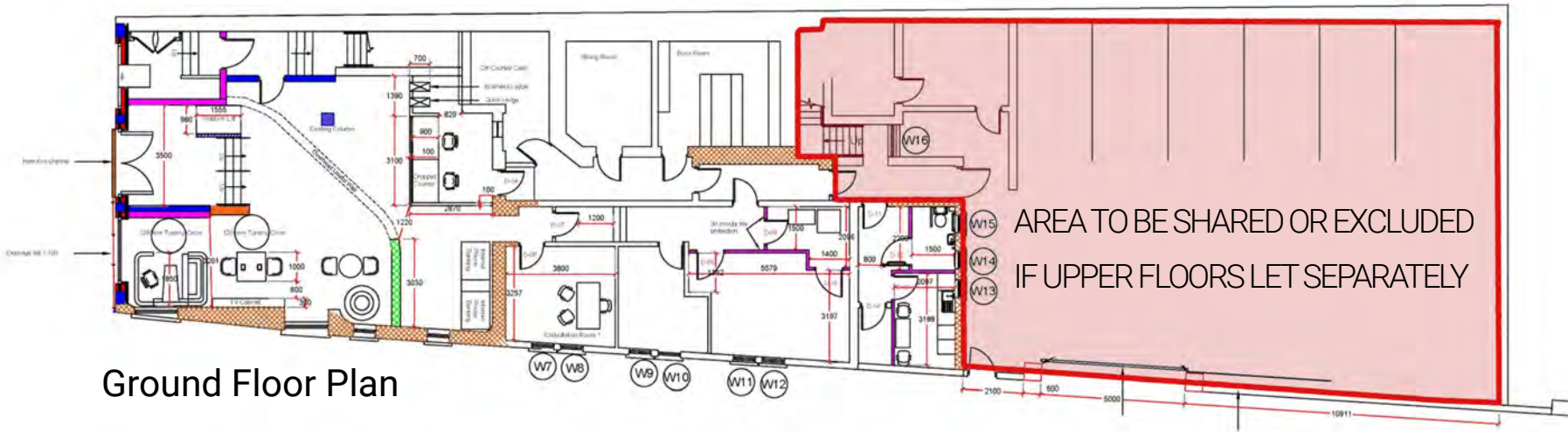
ACCOMMODATION

| DESCRIPTION | AREA (SQ M) | AREA (SQ FT) |
|----------------------------|---------------|--------------|
| GROUND FLOOR | 221.00 | 2,382 |
| FIRST FLOOR | 147.00 | 1,585 |
| SECOND FLOOR | 130.00 | 1,396 |
| TOTAL ACCOMMODATION | 498.00 | 5,363 |

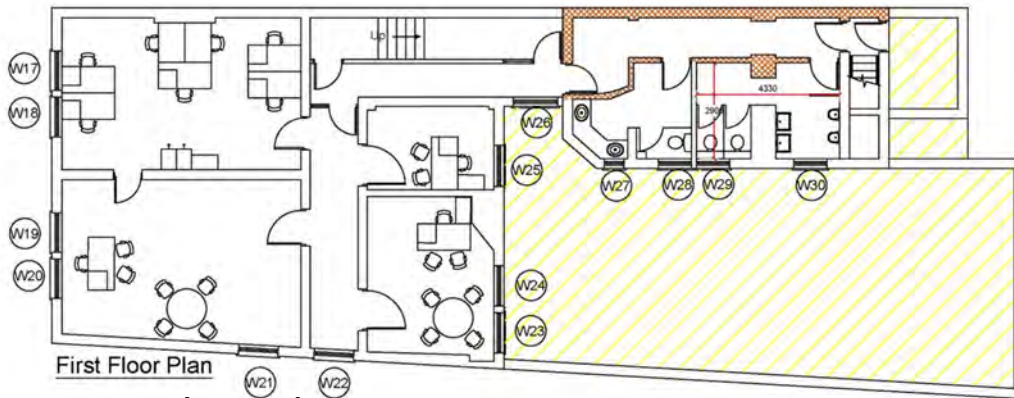


Customer Due Diligence:

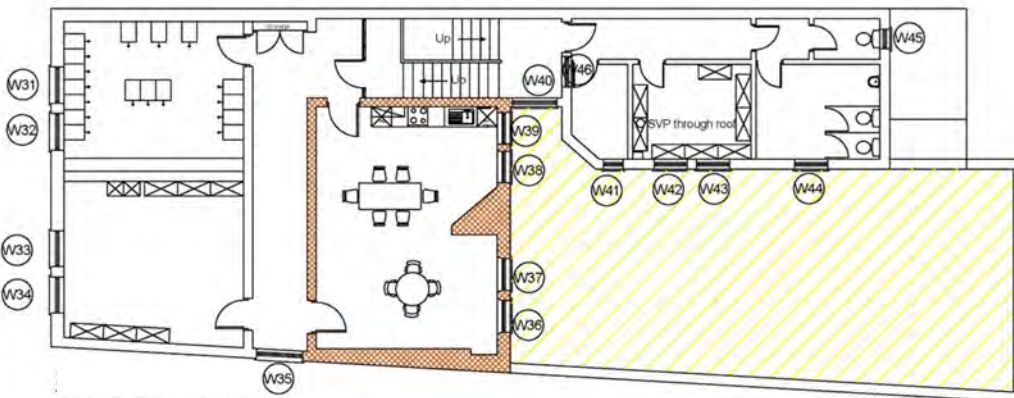
As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>. 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.



Ground Floor Plan



First Floor Plan



Second Floor Plan

OPTIONAL EXTRA SECTIONS

33 The Diamond, Coleraine

FLOOR PLANS

LEASE DETAILS

RENT: Ground Floor £40,000 per annum (Upper floor rentals on request)
TERM: Negotiable from 5 years
REPAIRS / INSURANCE: Full repairing and insuring terms
VAT: All prices, outgoing 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.

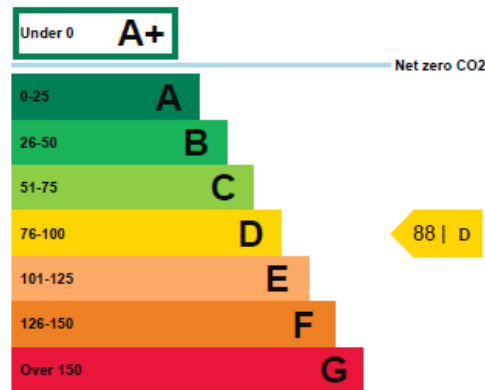
NAV (RATES PAYABLE)

NAV: £36,700

Estimated rates payable in accordance with LPS Website: £20,381

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

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

HENRY TAGGART

RACHEL MORRELL

OKT

OKT for themselves and for the Vendors or Lessors of this property whose agents they are 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.