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FOR SALE / TO LET

32 Railway Road, Coleraine, BT52 1PE

Town Centre Part Let Commercial Property extending to c. 100.60 m² (1,083 sq ft)

LOCATION / DESCRIPTION

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 Derry City.

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

The subject is well situated with excellent frontage onto the ever improving Railway Road leading from the bus and rail station into the town centre. Ample parking is available nearby within the Railway Place Pay and Display carpark adjacent to the subject. Neighbouring occupiers include Mandarin Palace, S & T Moore, Harrison Fashion, Subway and Iceland.

Opportunity to purchase this highly visible property. The ground floor and basement is fitted out as a clinic but is ideally suited for conversion to retail space or office going forward as needed. The upper floors was previously a dental surgery although it ideal for conversion to residential accommodation subject to planning as needed

ACCOMMODATION

FORMER CLINIC	AREA (SQ M)	AREA (SQ FT)
Ground Floor Retail	30.00	323
Basement Storage	18.6	200
OFFICE ACCOMMODATION		
First Floor Office	31.20	336
Second Floor Office / Store	27.20	293
TOTAL ACCOMMODATION	107.00	1,152

RENTAL DETAILS

Basement & Ground Floor: Asking c £4,500 pa

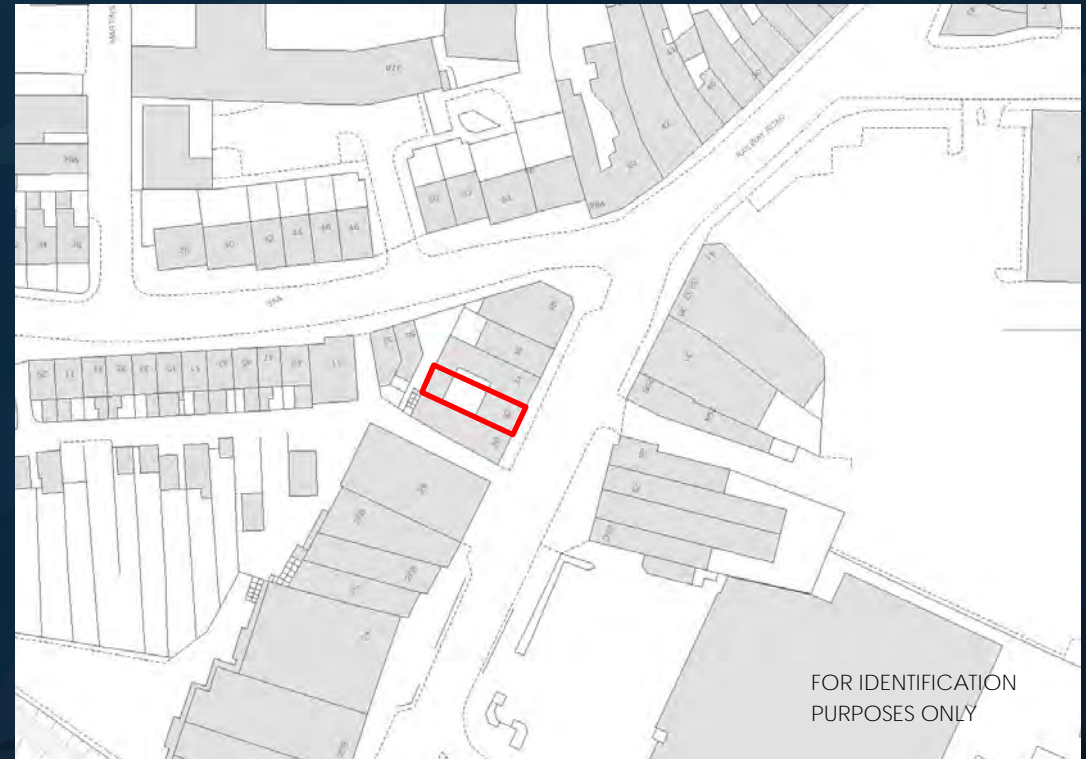
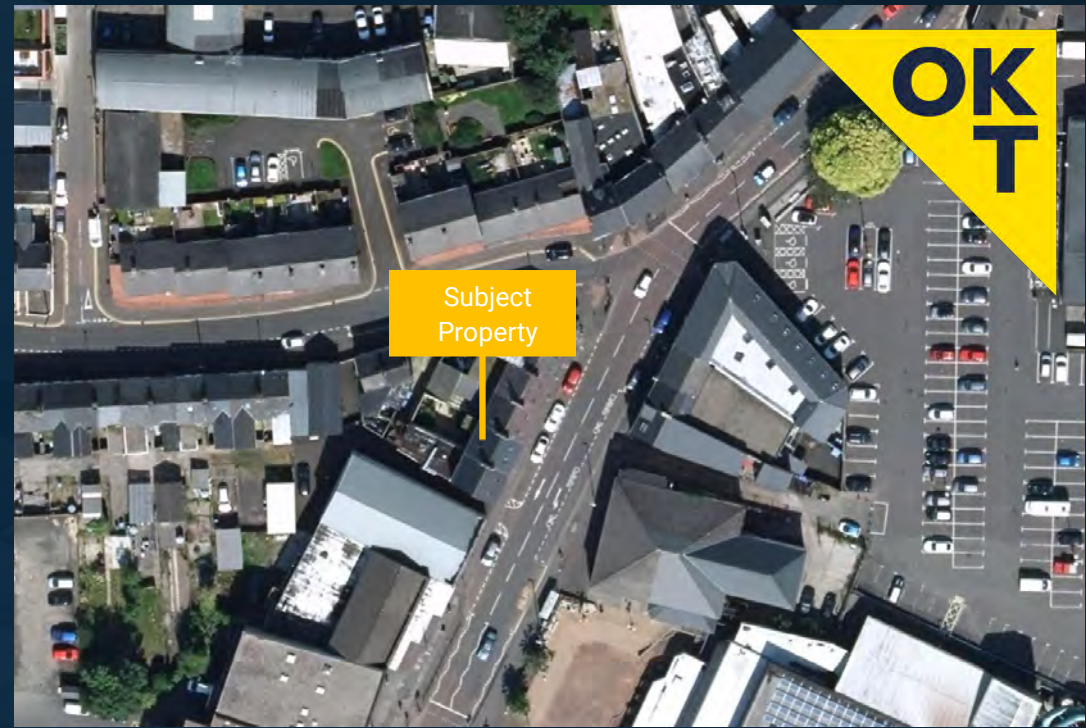
First & Second Floor: Asking c. £3,500 pa

Lease Terms : From 3 years with tenant responsible for internal repairs and a proportion of building insurance.

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: C2646



FOR IDENTIFICATION
PURPOSES ONLY



SALES DETAILS

PRICE: Offers Around £75,000

TITLE: Assumed freehold

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.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

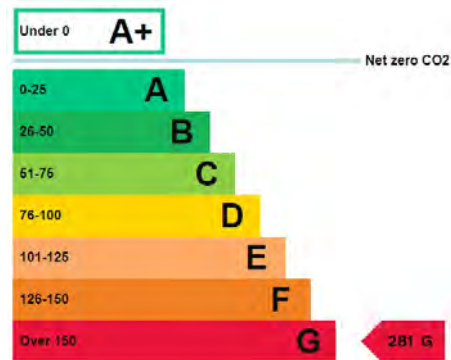
NAV (RATES PAYABLE)

Ground & Basement: £4,100 (Est rates payable in accordance with LPS website: £2,400.48)

First & Second: £2,300 (Est rates payable: in accordance with LPS website: £1,346.61)

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

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



FURTHER INFORMATION

HENRY TAGGART

07989 552 758

henry.taggart@okt.co.uk

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



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.