To Let
8a Stone Row, Coleraine

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Retail Unit

Summary

- Prominent Town Centre Retail Premises.

- Located on a high profile position on Stone Row, just off the Diamond.

- Net Internal Area of c. 968 sq ft (c. 89.93 sq m).

- The property is ideally located in a central position on the townsmain shopping thoroughfare and has the benefit of high volumes of passing pedestrian traffic.

- Available immediately

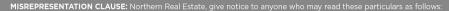**£9,000 per annum**

Accommodation

Net Internal Area

Net Internal Area:
c. 968 sq ft   c. 89.93 sq m

Ground Floor:
c. 530 sq ft   c. 49.23 sq m

First Floor:
c. 438 sq ft   c. 40.74 sq m

Location Map

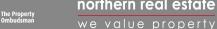
COLERAINE

ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY

Lease Details

Rent:
£9,000 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:
£5,600

Non-Domestic Rate in £:
0.588556

EPC:

Energy efficiency rating for this property

This property's current energy rating is D.

RICS

APPROVED CODE
TRADINGSTANDARDS.UK

The Property Ombudsman

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