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- Co-Ownership

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- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance

To arrange a private consultation appointment,  
please contact Armstrong Gordon on  
**028 7083 2000**



# ARMSTRONG GORDON



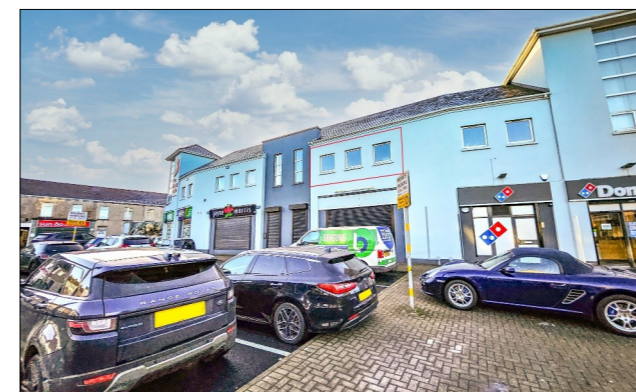
64 The Promenade Portstewart BT55 7AF  
T. 028 7083 2000

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## COLERAINE

Unit 17 Market Court  
59 New Row  
BT52 1EJ

Offers Over £49,500 Plus VAT



Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) 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 or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants 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; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

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www.armstronggordon.com

Fantastic large 800 sq ft 1<sup>st</sup> floor commercial space suitable for any number of uses currently divided into 4 separate office spaces.

The property is part of a management company formed for the maintenance of communal areas and the building is near a large pay and display car park and on street parking on New Row.

Unit 17 market court is accessed off New Row but is situated nearly above Dominos pizza . The main building is opposite the main Tescos car park.

**ACCOMMODATION COMPRISES:**

**Communal Entrance Hall:**  
With stair access to first floor.

**FIRST FLOOR:**

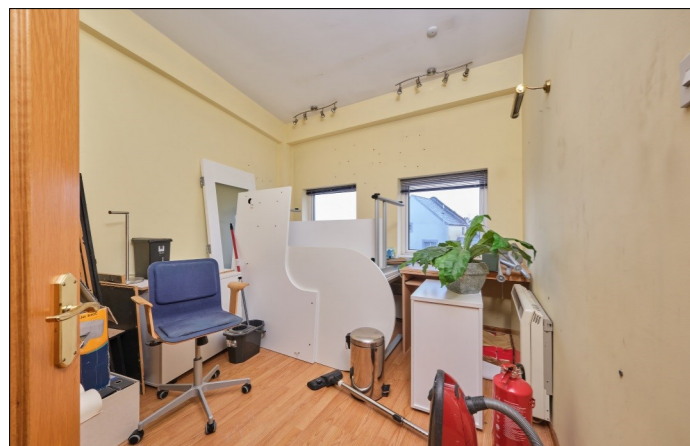
**Entrance Hall:**  
9'0 wide

**Second Hall / Waiting area:**  
9'9 wide

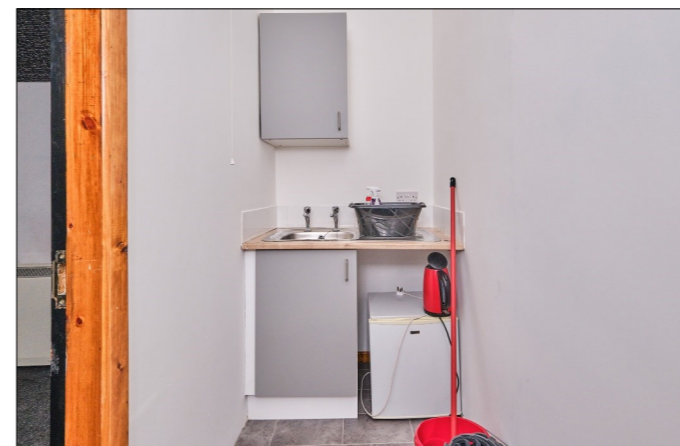
**Office 1:**  
13'5 x 13'1



**Office 2:**  
With laminate wood floor, wiring for wall light, strip light. 11'4 x 9'11



**Office 3:**  
With laminate wood floor and strip lighting. 10'11 x 10'8



**Kitchenette:**  
With single drainer stainless steel sink unit, high and low level units with space for fridge freezer.



**Separate W.C.:**  
With wash hand basin, half tiled walls, tiled floor, extractor fan.

**Cloaks Cupboard:**

**SPECIAL FEATURES:**

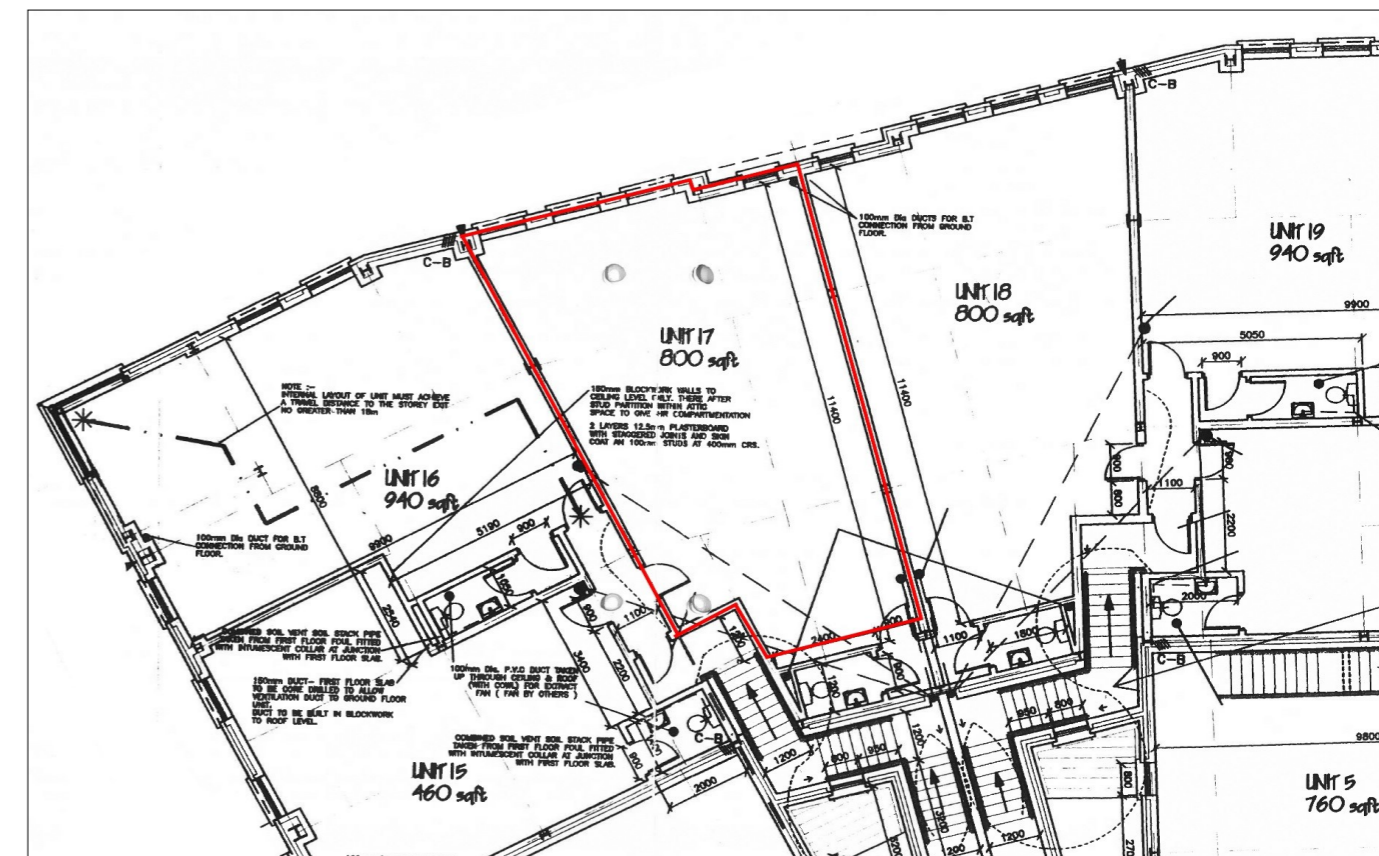
- \*\* Electric Heating
- \*\* PVC Double Glazed Windows
- \*\* Currently Laid Out With 3 Offices & Open Plan Waiting Area
- \*\* 800 Sq Ft Approximately
- \*\* Excellent Investment Opportunity
- \*\* Large Floored Attic Space Included
- \*\* Sale Is Subject To VAT

**CAPITAL VALUE:**

£4,300.00 (Rates: £2,387.90)

**TENURE:**

Leasehold



**MANAGEMENT COMPANY:**

Please note that all purchasers will become a member of a Management Company formed to provide buildings insurance and maintain communal areas. The current service charge is £1308.80 per annum (16.01.2024).