



**Fitzgerald Financial Solutions**  
 Mortgage & Protection Advice  
 Mortgage & Mortgage Protection - Life Insurance - Critical Illness Cover  
 Income Protection - Buildings, Contents & Landlord Insurance  
 Medical Insurance

To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

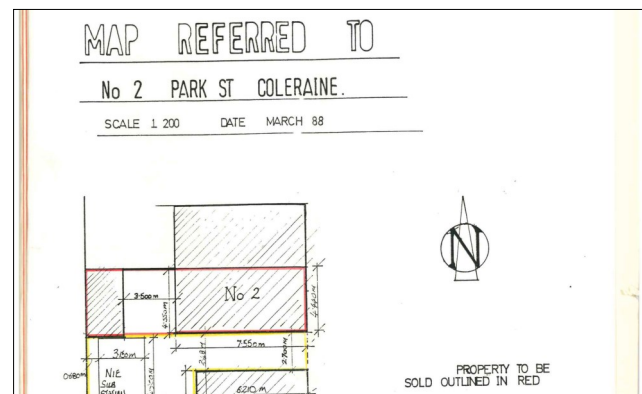
**ARMSTRONG GORDON**



**ARMSTRONG GORDON**  
 & Company Limited  
 THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]

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

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com



**COLERAINE**

2 Park Street

BT52 1BD

Offers Over £59,500

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

028 7083 2000  
 www.armstronggordon.com



Superb investment opportunity for someone wishing to purchase a prime town centre retail unit for either rental purposes or for conversion to residential dwelling subject to necessary consents. The property currently has a shop with upstairs lounge /kitchen area and has used the area to side for a private parking space for some time. There are several large commercial redevelopments planned for the immediate vicinity.

This property is located on the way from the mall car park towards Coleraine town centre and just before the O2 shop. The property is located opposite Smyths Country Sports.

#### ACCOMMODATION COMPRISES:

##### GROUND FLOOR:

###### Reception:

With strip lighting, laminate wood floor and door leading onto Park Street. 13'3 x 12'7



###### Main Office:

With strip lighting and laminate wood floor. 15'11 x 13'1



###### Rear Office:

With storage cupboard and laminate wood floor. 11'9 x 11'7



##### FIRST FLOOR:

###### Separate W.C.:

With wash hand basin.

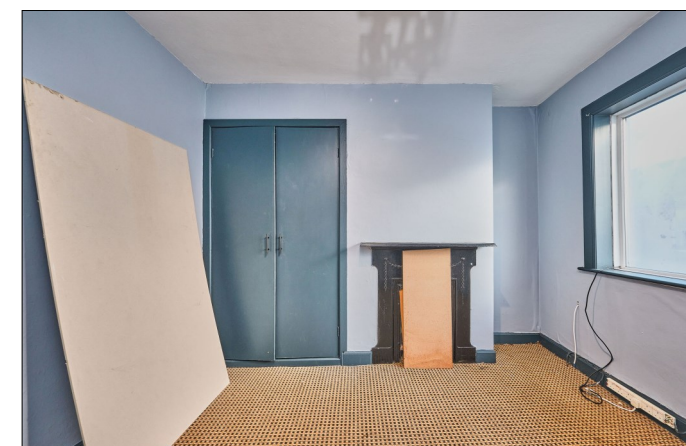
###### Kitchen:

With single drainer stainless steel sink unit, fireplace and shelving. 11'9 x 9'11



###### Lounge:

With fireplace, built in storage and additional built in storage with shelving. 10'5 x 8'9



##### EXTERIOR FEATURES:

Common yard with bins.

##### SPECIAL FEATURES:

- \*\* PVC Double Glazed Windows
- \*\* Town Centre Location
- \*\* Could Be Suitable For Conversion Back Into Home Subject To Necessary Consents
- \*\* Currently A Shop Unit & Residential Area Above

##### NAV:

£5,100.00 (Rates: £2,832.16 p/a approx.)

##### TENURE:

Leasehold