

# To Let

## 25d Railway Road, Coleraine

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### Summary

- Affordable Commercial Premises
- Located on a prime position along Railway Road in the town.
- Net Internal Area of c. 256 sq ft (c. 23.78 sq m).
- The premises was previously utilised as a Barbers but will lend itself naturally to a variety of other commercial uses.
- The property is ideally located and has the benefit of passing pedestrian traffic and is within close proximity to the town centre and one of the towns main car parking sites.
- Neighbouring occupiers include, Oasis, Iceland, Subway and the Leisure Centre.
- Available Immediately.

**Retail Unit**

**£6,500 per annum**

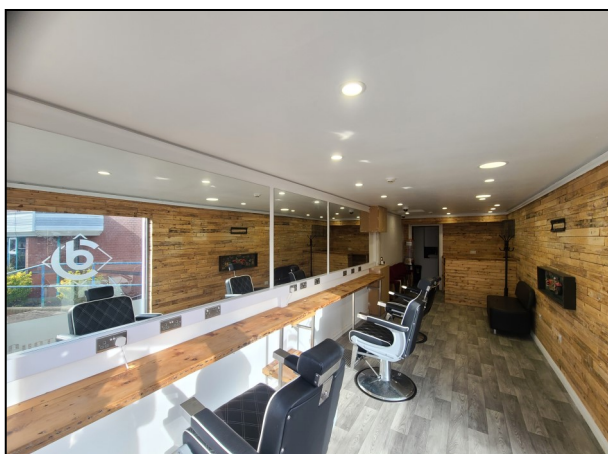


## Accommodation

### Net Internal Area

#### Net Internal Area:

c. 256 sq ft      c.23.78 sq m



#### Lease Details

**Rent:**  
£6,500 pa

**Term:**  
Terms Negotiable.

**Rent Reviews:**  
Every 3 years

**Rates:**  
Tenant Responsible

**Insurance:**  
Landlord to insure, tenant to reimburse

**Repairs:**  
Effectively full repairing lease

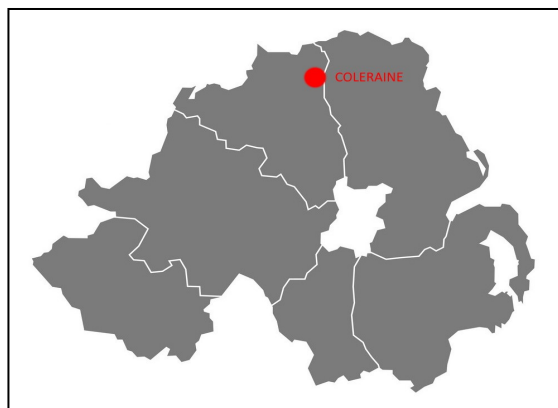
**VAT:**  
All outgoings and rentals are quoted exclusive of but may be liable to VAT

**NAV:**  
£2,200

**Non-Domestic rate in the £**  
0.588556

**EPC:**

## Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY

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