

To Let

14 Kingsgate Street, Coleraine

nre
northern real estate
we value property

Summary

- Highly Prominent Town Centre Premises.
- Located on a prime position along Kingsgate Street within the town centre.
- Net Internal Area of c.854 sq ft (c. 79.33 sq m) based over 2 floors.
- The location of the property benefits from high volumes of pedestrian traffic along with superb window frontage on to Kingsgate St and is in close proximity to 3 of the towns main car parks.
- Neighbouring occupiers include, Vodafone, Ground, Snappy Snaps & CEX.
- Available Immediately.

Retail Premises

Price On Application



Accommodation

Net Internal Area

Net Internal Area:

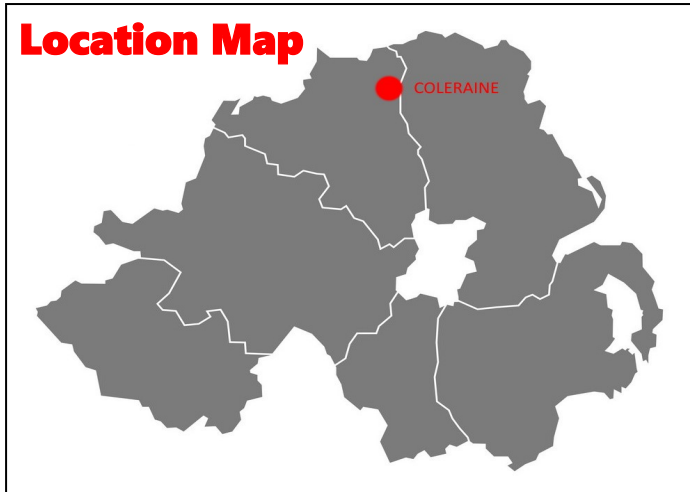
c.854 sq ft c.79.33 sq m

Ground Floor:

c.649 sq ft c.60.29 sq m

First Floor:

c.205 sq ft c.19.04 sq m



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY

Lease Details:

Rent:
£POA per annum

Term:
Terms Negotiable

Rent Reviews:
Every 3 years

Rates:
Tenant Responsible

Insurance:
Landlord to insure, tenant to reimburse

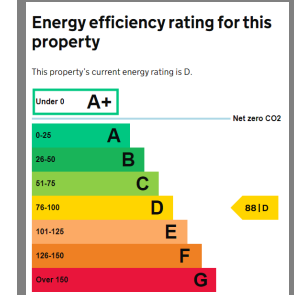
Repairs:
Effectively Full Repairing

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

NAV:
£11,500

Non-Domestic Rate in £:
0.588556

EPC:



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1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
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