

For Sale / To Let

24 The Diamond, Coleraine

Summary

- Extensive Town Centre Premises.
- Located on a highly sought after town centre position on The Diamond.
- Net Internal Area of c.6,121 sq ft (c. 568. 65 sq m).
- This incredible town centre location benefits from high volumes of pedestrian traffic and is in close proximity to 3 of the towns main car parks.
- The premise is a B2 listed property and dates back to c.1860 and most recently operated as a Bank on the ground floor and separate offices / training centre to the upper floors.
- The property may also lend itself to residential redevelopment scheme to the upper floors (subject to planning).

Town Centre Premises

£ POA



Accommodation

Net Internal Area

Total NIA:

c. 6,121 sq ft c. 568.65 sq m

Ground Floor:

c. 3,575 sq ft c. 332.12 sq m

First Floor:

c. 938 sq ft c. 86.57 sq m

Second Floor:

c. 810 sq ft c. 75.24 sq m

Third Floor Kitchen:

c. 31 sq ft c. 2.89 sq m

Plus W/C Facilities

Forth Floor:

c. 767 sq ft c. 71.27 sq m



Details

Rent:
£POA

Term:
Terms Negotiable

Rates:
Tenant Responsible

Insurance:
Landlord to insure, tenant to reimburse

Repairs:
Effectively Full Repairing

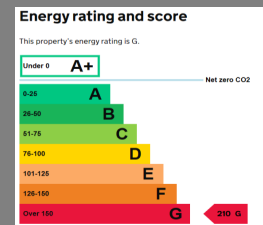
Asking Price:
£POA

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

Tenure:
Assumed to be Freehold

NAV:
£10,000

Non-Domestic Rate in £:
0.588556



Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY

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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.
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