

To Let

12 Society Street, Coleraine

nre
northern real estate
we value property

Summary

- Prominent Commercial Premises.
- Located on a prime position within Society Street which is just off the towns main trading thoroughfare.
- Net Internal Area of c.1,113 sq ft (c. 103.40 sq m) over ground and first floor.
- The property has been long established as a retail premises but has been recently operating as an Tuition Centre and as such is finished for that use however given the favourable layout of the property is would be suitable for a variety of other commercial uses.
- Additional benefits include high volumes of passing pedestrian traffic, within close proximity to the town centre and a number of the towns main car parking sites.

Retail Unit

£8,000 per annum



Accommodation

Net Internal Area

Net Internal Area:

c. 1,113 sq ft c. 103.40 sq m

Ground Floor Retail:

c. 853 sq ft c.79.28 sq m

First Floor

Office:

c. 194 sq ft c.18.05 sq m

Kitchen:

c. 66 sq ft c.6.09 sq m
Plus WC



Lease Details

Rent:
£8,000 per annum

Term:
Terms Negotiable

Rent Reviews:
Every 3 years

Rates:
Tenant Responsible

Insurance:
Landlord to insure, tenant to reimburse

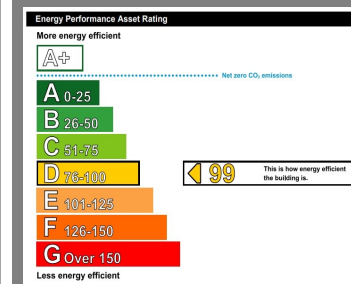
Repairs:
Effectively Full Repairing

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

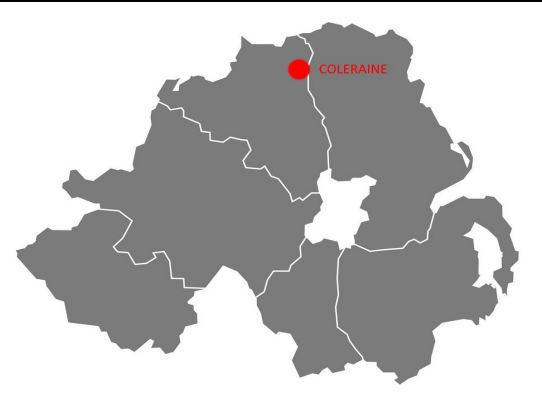
NAV:
£7,250

Non-Domestic Rate in £:
0.588556

EPC:



Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY

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