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FOR SALE / TO LET

34 Railway Road, Coleraine, BT52 1PE

Recently Refurbished Commercial Unit Fronting Busy Throughfare

LOCATION / DESCRIPTION

Railway Road is a busy throughfare route within Coleraine town which benefits from strong pedestrian and vehicular passing traffic.

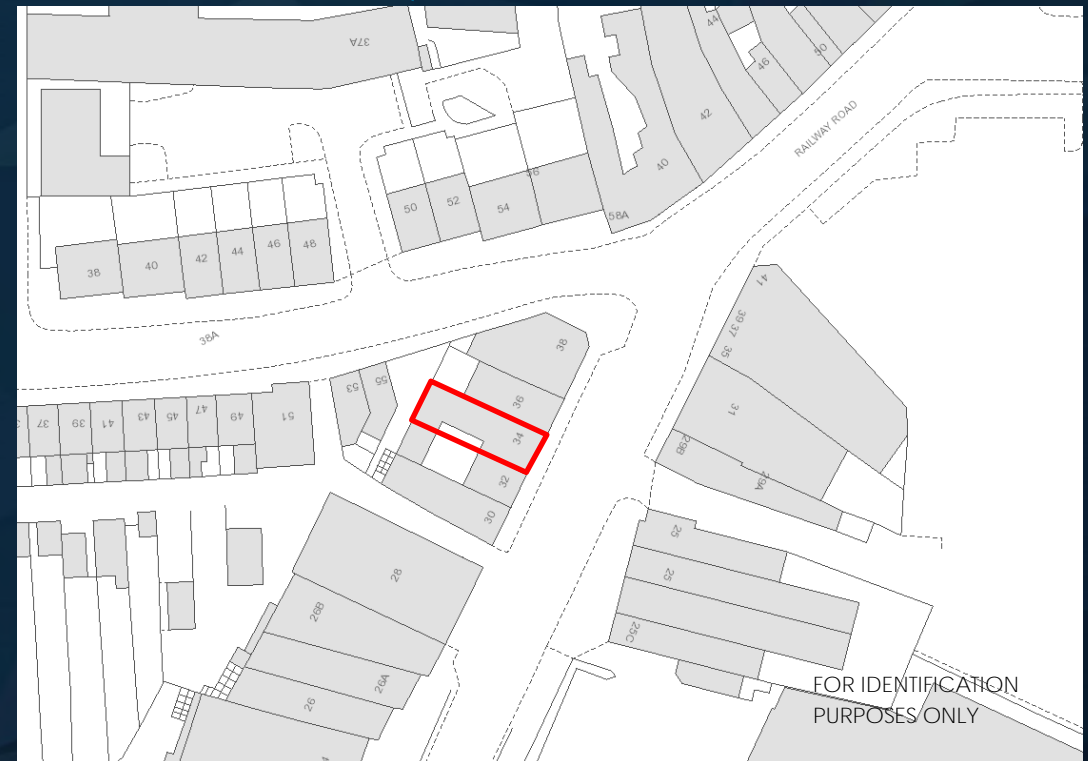
The property is convenient to both the larger town centre and the bus and rail terminals.

The property has recently been refurbished and should appeal to both first time business outlets or growing established business users alike who can adapt the property to suit their own requirements.

Neighbouring occupiers include Coleraine Leisure Centre, S&T Moore, Harrison Fashions, Iceland, Subway, Celi Aesthetics and Mandarin Palace.

ACCOMMODATION

DESCRIPTION	AREA (M ²)
GROUND FLOOR	
Retail Area	32.0
Office	13.0
Kitchen	4.0
Store 1	12.0
Store 2	12.0
WC & WHB	-
BASEMENT	
Room 1	12.0
Room 2	6.0
Room 3	12.0
FIRST FLOOR	
Room 1	19.0
Room 2	12.0
SECOND FLOOR	
Store 1	13.0
Store 2	2.0
WC	-
TOTAL ACCOMMODATION	150.0 m²



SALES DETAILS

PRICE: £75,000
TITLE: Assumed freehold

LEASE DETAILS

RENT: £6,000 per annum
TERM: Negotiable
REPAIRS / INSURANCE: Effective internal repairing and insuring lease.

NAV (RATES PAYABLE)

NAV: £5,550

Est rates payable in accordance with LPS Website:
£3,249.43

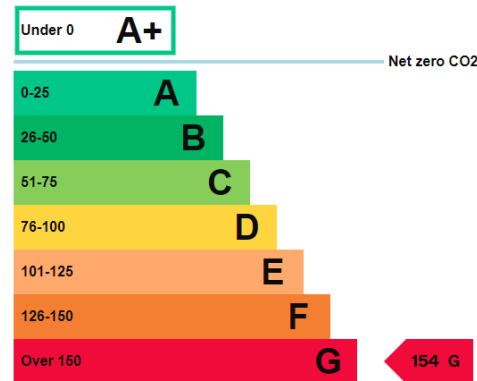
NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

This property's energy rating is G.



Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: C4516

FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) 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 at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant 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 (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.