

To Let

Units 1 & 2, Old Distillery Court, Coleraine

nre
northern real estate
we value property

Summary

- Mix of retail and office space.
- Unit is available in its entirety but can be sub-divided.
- Offices can be let separately.
- Net Internal Area of approx. c.1,923 sq ft (c.178.70 sq m).
- The property was previously occupied by the National Farmers Union. It may be suitable for a range of other commercial uses subject to planning.
- The property is located between Long Commons and Terrace Row, which are two of the busiest roads in Coleraine's one way system.

Commercial Premises

Rent - Guided at £15,000 pa



Accommodation

Net Internal Area:

Ground Floor: c. 1,065 sq ft c. 98.99 sq m

First Floor: c. 858 sq ft c. 79.71 sq m

Lease Details

Rent:
Guided at £15,000 per annum

Term:
Leases terms negotiable

Rates:
Tenant Responsible

Insurance:
Landlord to insure, tenant to reimburse

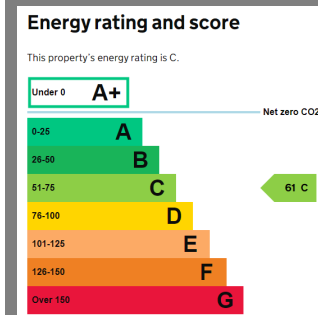
Repairs:
Internal Plates Glass & Roller Shutter and fair portion of external repair.

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

NAV:
£TBC

Non-Domestic rate in the
£0.588556

EPC:



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