

To Let

Units 1 & 2, Old Distillery Court, Coleraine

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we value property

Summary

- Multi Purpose Commercial Premises suitable for either Retail or Office Uses (STP)
- The property is located within the 'Old Distillery Court' neighbourhood centre along Long Commons which is on the towns busy one way system.
- The premises whilst previously used as an office premises is suitable of a variety of commercial uses (STP) given its flexible ground floor layout.
- Net Internal Area of approx. c.1,065 sq ft (c.98.99 sq m).
- Neighbouring occupiers include Chequers Fish & Chip Shop, Wineflair, Nicholl Fuels and Star Fuels and there is the added benefit of an on site cash machine.

Commercial Premises

Rent - Guided at £12,000 pa



Accommodation

Net Internal Area:

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



Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY

Lease Details

Rent:
Guided at £12,000 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.

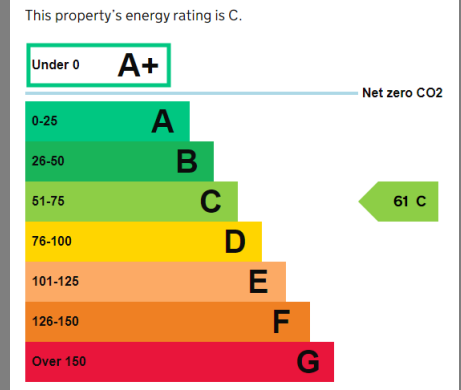
VAT:
All outgoing and rentals are quoted exclusive of but may be liable to VAT

NAV:
£TBC

Non-Domestic rate in the
£0.588556

EPC:

Energy rating and score



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