

**15 QUEEN STREET, COLERAINE,  
BT52 1BE**

**Retail Premises extending to c. 400 sq ft with  
approx. 12 ft frontage onto Queen Street**

**TO LET**



9 Dunmore Street, Coleraine, BT52 1EL  
T: (028) 7034 3677  
E: [info@bensonsni.com](mailto:info@bensonsni.com)  
W: [www.bensonsni.com](http://www.bensonsni.com)

## LOCATION:

The property is situated along Queen Street which adjoins The Diamond and Bridge Street, within the main town centre thoroughfare in Coleraine.

## DESCRIPTION:

This excellent unit occupies a prime location on Queen street and adjacent to Circular road car park. The unit is fitted out to a high standard ready for immediate occupation and would be great opportunity for someone looking to start a new business in a prime location.

## ACCOMMODATION:

Main Shop Floor: 22'4" x 12'5"

Store Room: 12'0" x 6'5"

Kitchen & WC Facilities: 12'6" x 5'2"

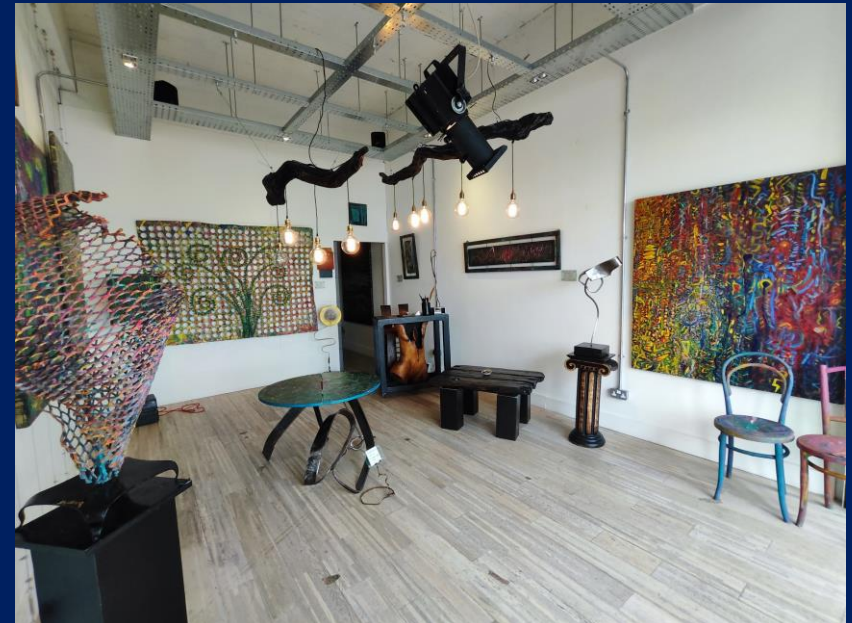
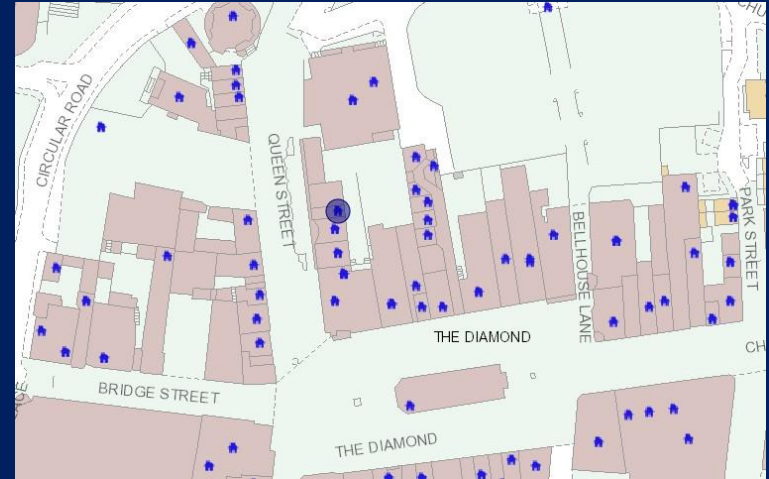
## LEASE DETAILS:

RENT: £5,000 per annum

SERVICE CHARGE: £235.00 per annum

## RATES:

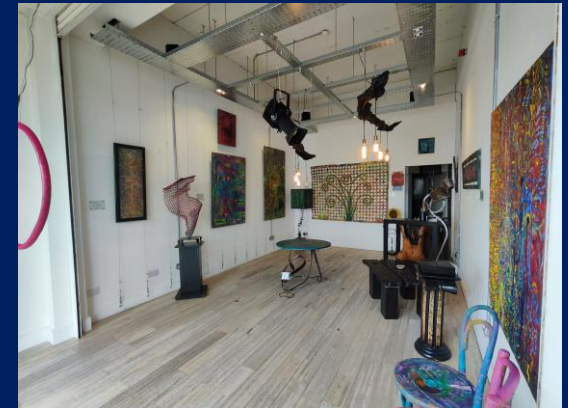
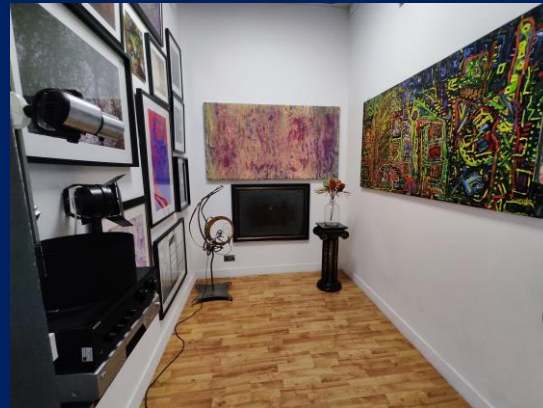
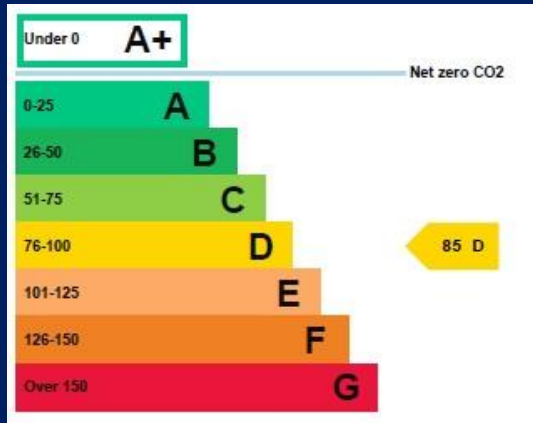
We are advised that the current NAV for the subject is £3,700. Estimated rates payable in accordance with LPS website: £2,166.28.



- High Spec Retail / Showroom Space.
- 12ft frontage onto Queen Street.
- Available immediately.
- Approximately 400 sq ft.



### EPC CERTIFICATE:





**Agent:** Bensons  
9 Dunmore Street, Coleraine  
Tel: (028) 7034 3677  
[www.bensonsni.com](http://www.bensonsni.com)

- Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
- Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
- These particulars do not constitute a contract or part of a contract.
- All measurements quoted are approximate.
- Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.