

# To Let

## 8 Waterside, Coleraine

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### Summary

- Prominent Commercial Premises.
- Located on a high profile position within the Waterside Area of Coleraine.
- Net Internal Area of c. 2,855 sq ft (c. 265.24 sq m) based over 3 floors.
- The property has been operating as a Gym and previously operated at a Hot Food premises, as such this offers interested parties the flexibility of commercial business opportunities (subject to planning).
- The opportunity also exists to continue with its existing use as a gym as a deal could be available to acquire the existing equipment from the outgoing tenant.
- The property also benefits from being in close proximity to the town centre and neighbouring car parking at Waterside Car Park.

**Retail Unit**

**£12,000 per annum**



## Accommodation

### Net Internal Area

#### Net Internal Area:

c. 2,855 sq ft      c. 265.24 sq m

#### Basement:

c. 724 sq ft      c. 67.26 sq m

#### Ground Floor:

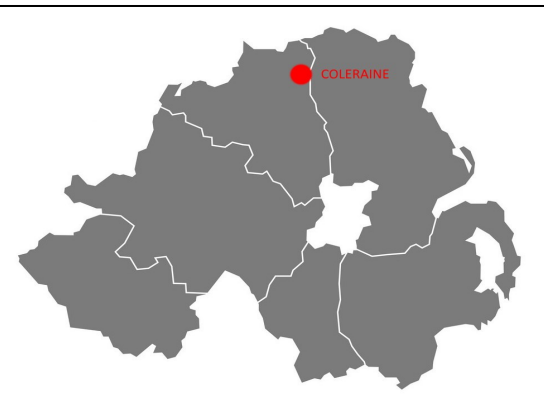
c. 1,380 sq ft      c. 128.20 sq m

#### First Floor:

c. 640 sq ft      c. 59.46 sq m



## Location Map



### Lease Details

#### Rent:

£12,000 per annum

#### Term:

Terms Negotiable

#### Rent Reviews:

Every 3 years

#### Rates:

Tenant Responsible

#### Insurance:

Landlord to insure, tenant to reimburse

#### Repairs:

Internal, Plate Glass & Roller Shutter Repairing with fair proportion of external

#### VAT:

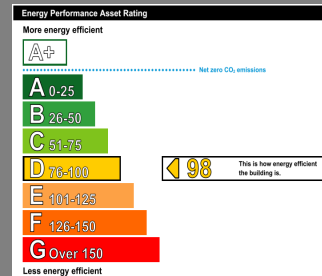
All outgoings and rentals are quoted exclusive of but may be liable to VAT

#### NAV:

£8,450

#### Non-Domestic Rate in £:

0.588556



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY

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