

To Let

Unit 2 - 33 The Diamond, Portstewart

nre
northern real estate
we value property

Summary

- Affordable Multi Purpose Commercial Premises
- Positioned just off the main Coleraine Road within the town.
- The property is decorated to a modern standard in line with the current retail use.
- NIA of approx c.290 sq ft (c.27 sq m).
- The property is available for occupation from 1st September 2024.
- Viewing strictly by appointment only.

Retail Unit

Rent - £5,200 pa



Accommodation

Net Internal Area:

c. 290 sq ft c. 27 sq m



Lease Details:

Rent: £5,200 per annum

Term:
Terms Negotiable

Rates:
Tenant Responsible

Insurance:
Landlord to insure, tenant to reimburse

Repairs:
Internal Plate Glass Repairing

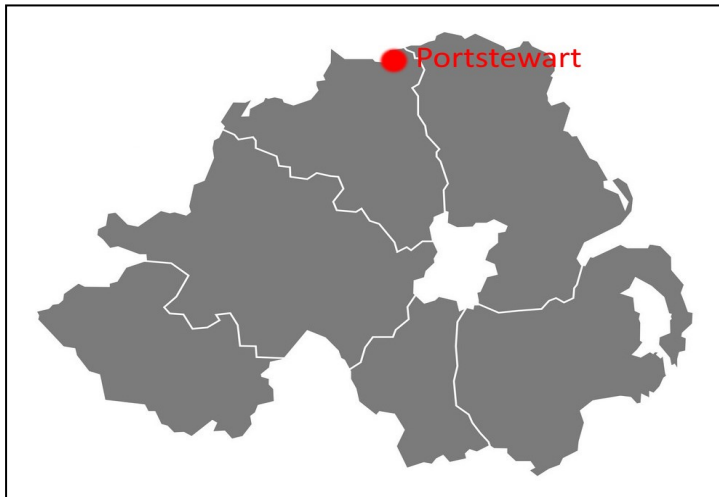
VAT:
All outgoing and rentals are quoted exclusive of but may be liable to VAT

NAV:
£1,850

Non-Domestic Rate in £:
0.588556

EPC:

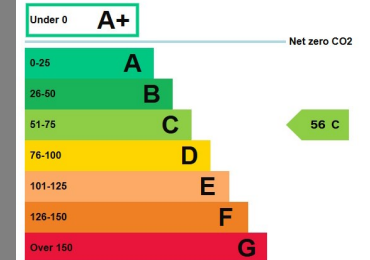
Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

MISREPRESENTATION CLAUSE: Northern Real Estate, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.

