

**OK  
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# FOR SALE

## 29 - 31 Long Commons, Coleraine, BT52 1LH

Part Investment - Potential Re-development Site for Commercial / Residential Development Subject to Planning

# LOCATION / DESCRIPTION

Situated prominently with frontage onto Long Commons, one of Coleraine's central town vehicular routes just along from Kingsgate Street and all town centre shopping opportunities.

The subject hardstanding yard with existing commercial buildings extends to 0.30 acres and comprises a secured self contained site with a number of outbuildings to the rear and commercial office with dedicated parking to the roadside.

The subject is suitable for a wide variety of uses subject to any necessary planning consents.

The commercial office tenant is still in situ providing an income stream for the short to medium term whilst planning opportunities can be explored.

# SITE AREA

The total site area extends to 0.3 acres

## DESCRIPTION

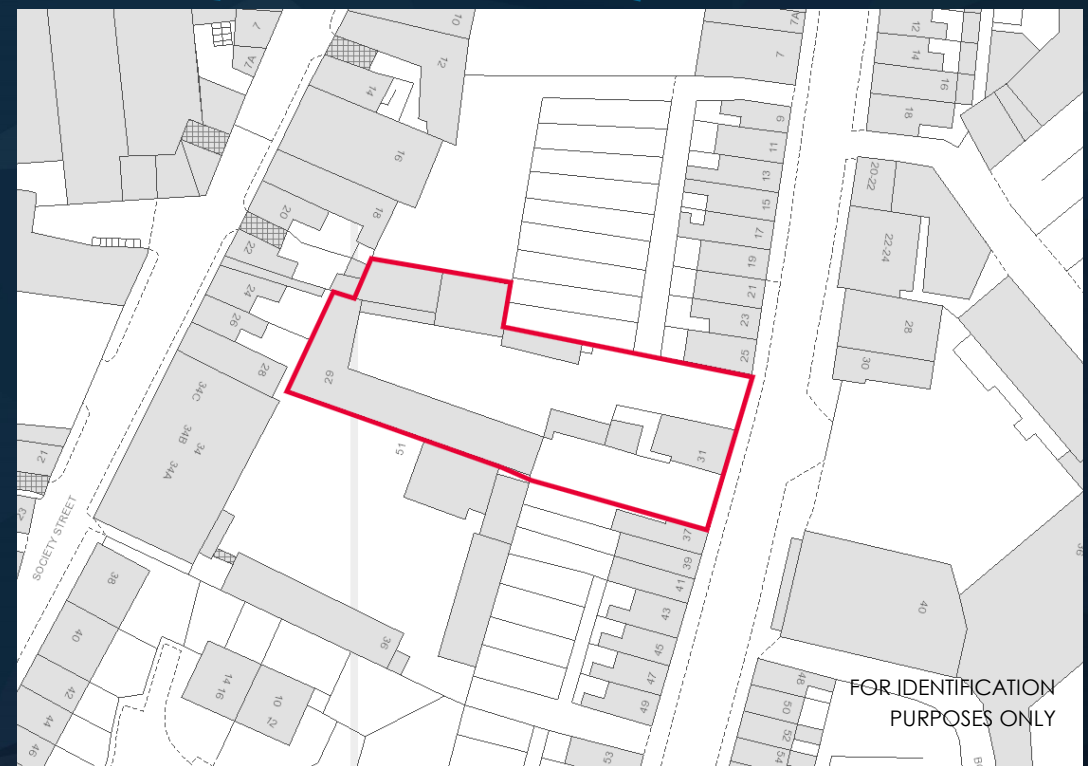
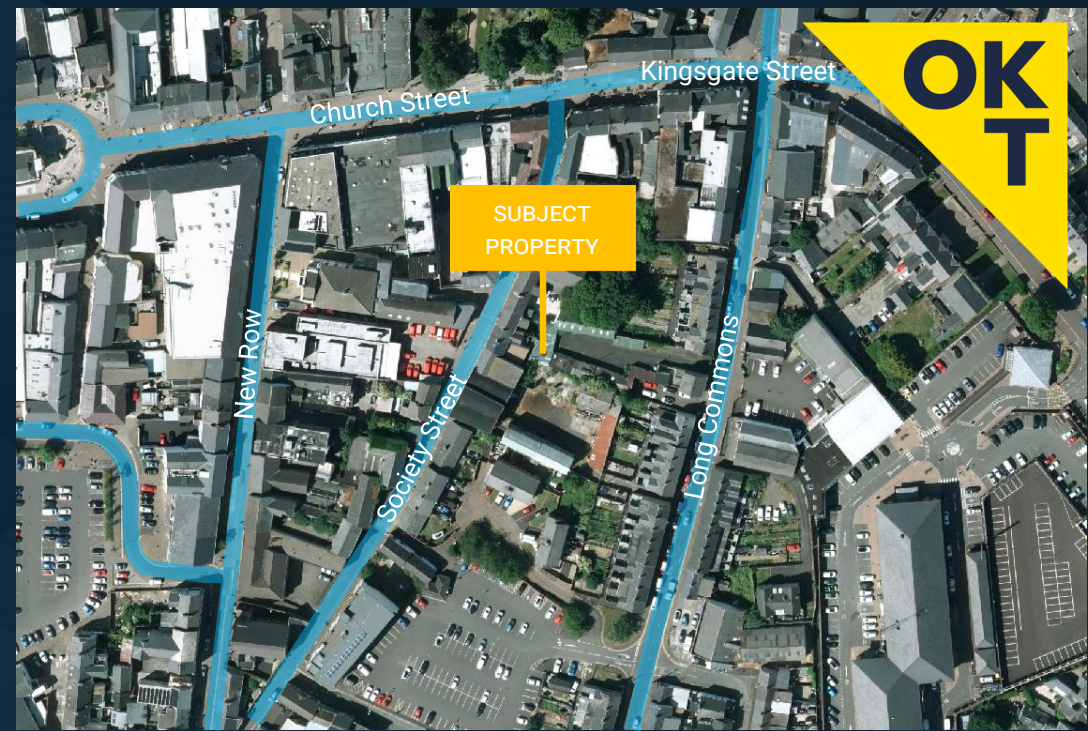
## AREA (M<sup>2</sup>)

<b>No 29</b> (Existing units)	
8 Number storage Sheds / industrial Units	290.0 m <sup>2</sup> (total units combined)
<b>No 31</b> (Existing Office)	
Ground Floor Offices	40.0 m <sup>2</sup>
First Floor Offices	39.6 m <sup>2</sup>
Parking for c. 8 vehicles	-

## Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: C3832



# SALES DETAILS

PRICE: Offers over £250,000 exclusive  
TITLE: Assumed freehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## VAT

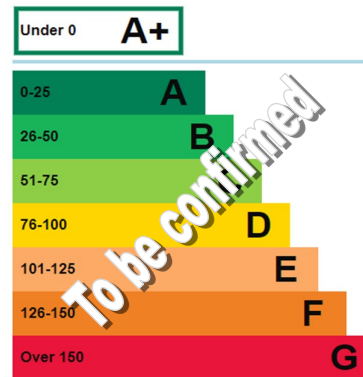
All prices quoted are exclusive of VAT.

## NAV (RATES PAYABLE)

NAV: No 29 £2,100; £3,400; £2,950 etc.  
No 31 £6,130

For details for potential vacant rating liability please ask the agent.

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

### O'CONNOR KENNEDY TURTLE

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 | Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 okt.co.uk

### HENRY TAGGART

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