

To Let

20 Long Commons, Coleraine

nre
northern real estate
we value property

Summary

- Affordable Commercial Premises.
- High profile location along Long Commons just off the town centre and on the towns main traffic system which benefits from high volumes of passing vehicular traffic.
- Net Internal Area of approx c.746 sq ft (c.69.27 sq m).
- The property previously traded for a long number of years as a Model & Hobbies shop however it is ideally suited to a number of other commercial uses (subject to planning).
- Available immediately

Retail Unit

£5,200 per annum



Accommodation

Net Internal Area

Net Internal Area:

c. 746 sq ft c. 69.27 sq m
inc W/C



Lease Details

Rent:
£5,200 per annum

Term:
Terms Negotiable

Rent Reviews:
Every 3 years

Rates:
Tenant Responsible

Insurance:
Landlord to insure, tenant to reimburse

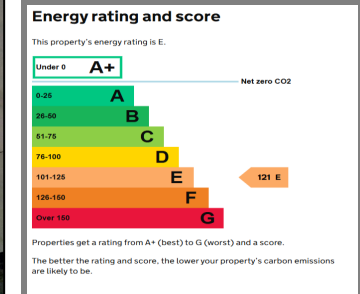
Repairs:
Effectively Full Repairing

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

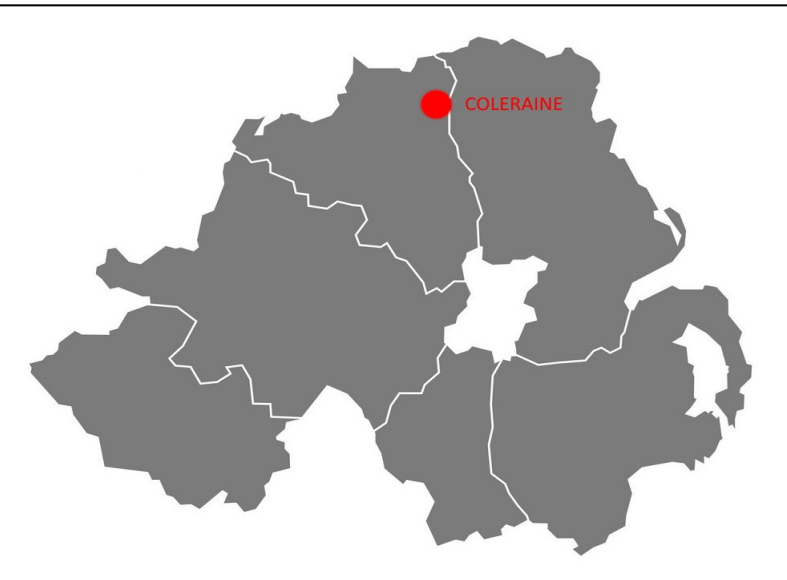
NAV:
£5,000

Non-Domestic Rate in £:
0.588556

EPC:



Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY

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