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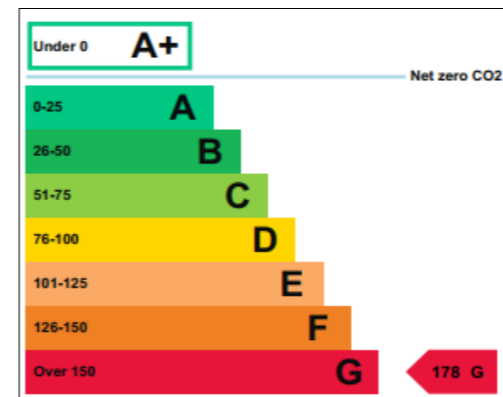


# ARMSTRONG GORDON



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## COLERAINE

14 Martins Brae, Unit A

BT52 1PX

To Let £95.00 per week

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028 7083 2000  
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Unique opportunity to acquire 1<sup>st</sup> floor 550 square foot unit with access to shower facilities very close to Coleraine town centre.

The price itself is to include rates, electric and WIFI signal. We advise that it would be suitable for a range of uses and has been recently refurbished. Access can be arranged by contacting agent. Outside there are ample car parking facilities.

Heading up Union Street, you'll see the new Northern College on your right. Continue past Brook Street, also on your right, and turn onto Martins Brae. Number 11 will be located on your left hand side.

#### ACCOMMODATION COMPRISES:

#### SPECIAL FEATURES:

- \*\* Rent To Include Electric, Rates, WIFI & Parking
- \*\* Unit Includes Single Phase Electrics, Carpeted Floors, Recessed Lighting & On Site Car Park
- \*\* Prime Town Centre Location With Ample Parking
- \*\* Immediate Availability
- \*\* Located Within 'No Limit Personal Training' Gym In Coleraine
- \*\* Recently Refurbished Premises
- \*\* Shared Shower Block
- \*\* Ideal For A Range Of Uses
- \*\* Grid Supplied Electricity

#### CAPITAL VALUE/NAV:

£2,750.00 (Rates: £1610.80 p/a approx.)

#### Internal Area:

##### First Floor:

48 Square Meters

#### Lease Details:

£95.00 per week to include rates, electricity, WIFI, parking.

#### Rates:

Included within the rent.

