

To Let

34 & 34a Kingsgate Street, Coleraine

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we value property

Summary

- Highly Prominent Town Centre Commercial Premises.
- The location of the property benefits from high volumes of passing pedestrian traffic and is on the towns main trading thoroughfare.
- Ground Floor NIA of c. 419 sq ft (c. 38.93 sq m)
- First Floor NIA of c. 394 sq ft (36.57 sq m)
- Surrounding occupiers include JF Travel, Burns Outfitters, Couples, Stables, Pear Tree and Ground Espresso coffee shops.
- This property would suit either a property investor or someone wishing to owner occupy the ground floor with the benefit of a rental income on the upper floor.

Commercial Premises

Offers Around £125,000



Accommodation

Net Internal Area

Net Internal Area:

c. 813 sq ft c. 75.53 sq m

Ground Floor:

c. 419 sq ft c. 38.93 sq m

First Floor:

c. 394 sq ft c. 36.57 sq m

Lease Details

Ground Floor - No 34:

Status: Vacant

Term: Negotiable

Rent: Estimated rental value of £8,000 per annum

Rates: Tenant Responsible

First Floor - No 34a:

Status: Let

Term: Month to Month Basis

Rent: £3,600 per annum

Rates: Tenant Responsible

Sales Details

Asking Price:
Offers Around £125,000

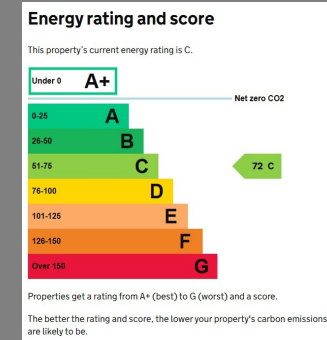
VAT:
All outgoings and rentals are quoted exclusive of but may be liable to VAT

Ground Floor NAV:
£10,000

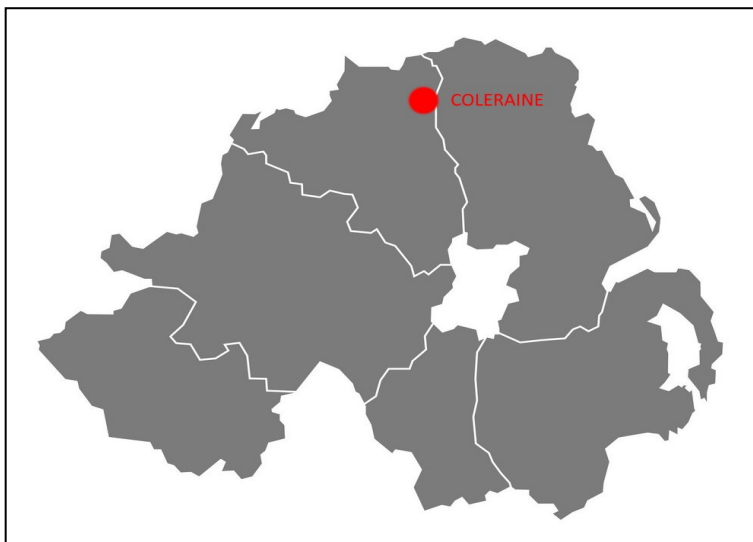
First Floor NAV:
£2,200

Non-Domestic Rate in £:
0.588556

EPC:



Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY

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