



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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- Holiday Lets
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- Landlord Insurance



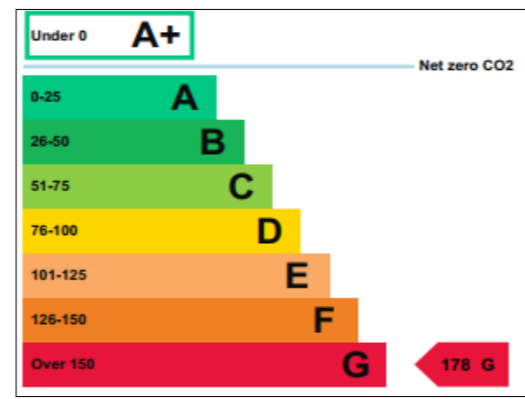
ARMSTRONG GORDON



ARMSTRONG GORDON & Company Limited
THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

64 The Promenade Portstewart BT55 7AF
T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com



COLERAINE

14 Martin's Brae, Unit A

BT52 1PX

Offers Over £149,500

028 7083 2000
www.armstronggordon.com

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

Armstrong Gordon are delighted to offer this is large commercial building/site within an extremely well situated and accessible area of Coleraine. This property has a separate first floor office suitable for sub letting and the entire ground floor is currently used as a gym. The exterior has a large car parking area suitable for several cars but also the entire site maybe suitable for redevelopment subject to consents. The adjacent garage/shop maybe also available for purchase subject to separate negotiation.

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:

GROUND FLOOR:

Main Gym Area (Currently No Limits Gym):

Separate office area with shower room and w.c.

FIRST FLOOR:

Gym Area:

With light and power points. 48 Square meters

EXTERIOR FEATURES:

Outside to side of property, there is an extensive parking area owned outright by the property for sale.

SPECIAL FEATURES:

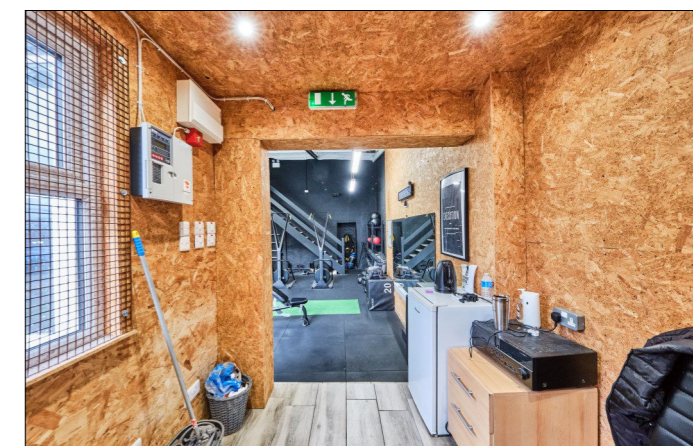
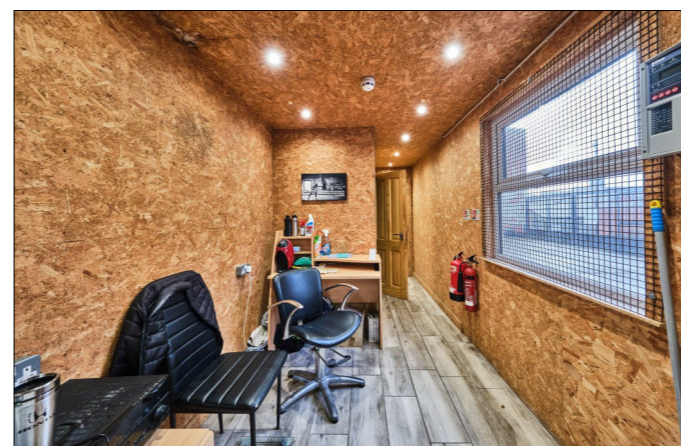
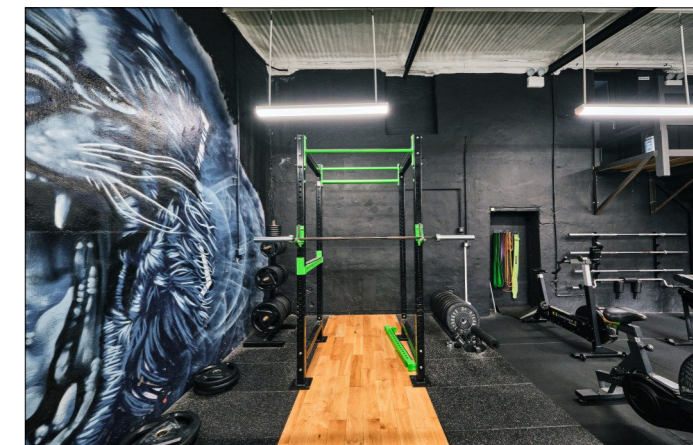
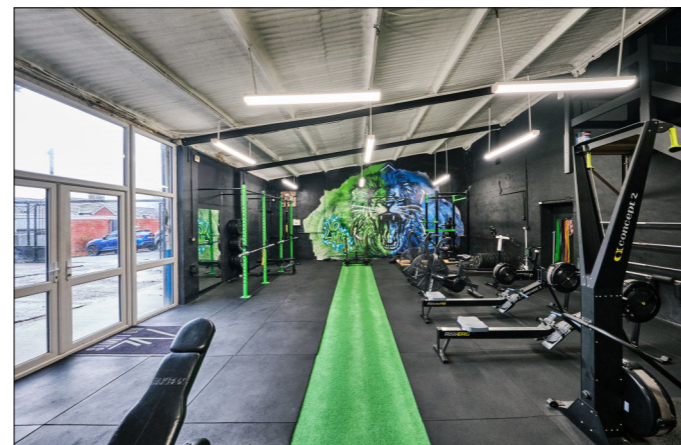
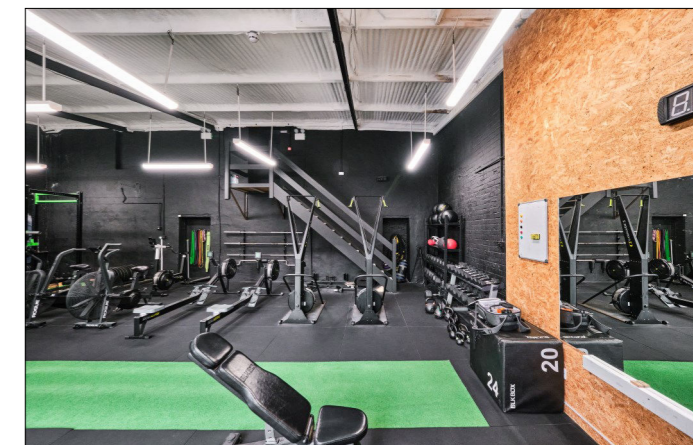
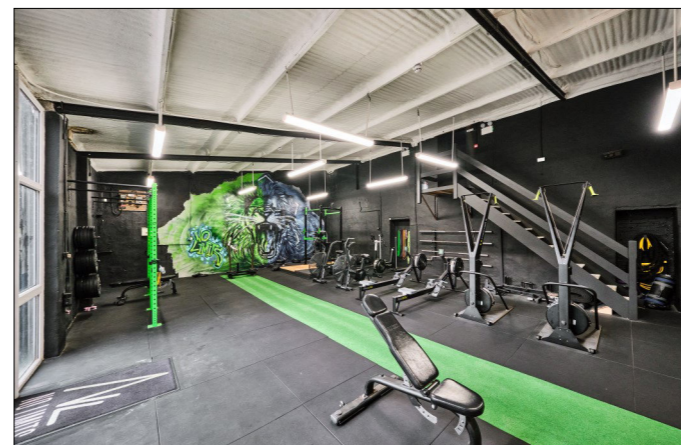
- ** Gas Fired Central Heating
- ** Site May Have Development Potential Subject To Necessary Consents
- ** Property For Sale Comprises Two Folio's LY122882 1st Floor, LY122882 All Floors
- ** Adjacent Garage/Shop Unit Under First Floor Available For Sale By Separate Negotiation
- ** Main Property Large Vehicle Garage Door
- ** Hanging Strip Lighting & Power Points Throughout
- ** Prime Town Centre Location With Ample Parking
- ** Ideal For A Range Of Uses

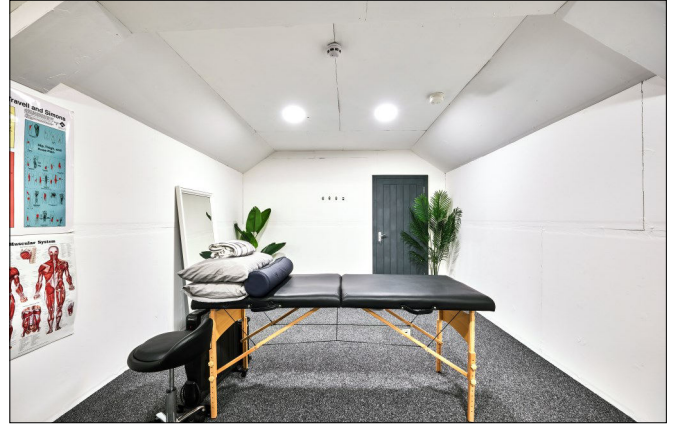
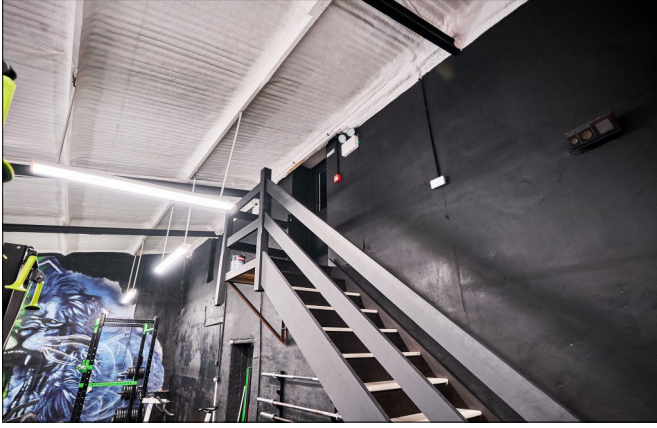
TENURE:

Freehold

CAPITAL VALUE/NAV:

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







Land & Property Services
Seirbhís Talún & Maoine
THE LAND REGISTRY | CLÁRLANN NA TALÚN

Date: 20 Dec 2024
County: Londonderry
Folio: LY122882
Scale: 1:1250
Our Ref: 2024/1063384
Your Ref:
Map Ref(s): 01313NW2,01313NE1

Sheet 1 of 2

Key to folio labels:

b - LY122882 Pt.2, 1st Floor

This map is for location purposes only (Scale 1:1250) of the Land Registration File (Northern Ireland) 1994 as amended by paragraph 19 of the Schedule to the Amendment Rules (2009). Folio boundaries are not guaranteed (Article 64 of the Land Registration Act (Northern Ireland) 1970). The co-ordinates of Land Registry markings and Contributions may have been affected by revisions of the OSNI map subsequent to registration.

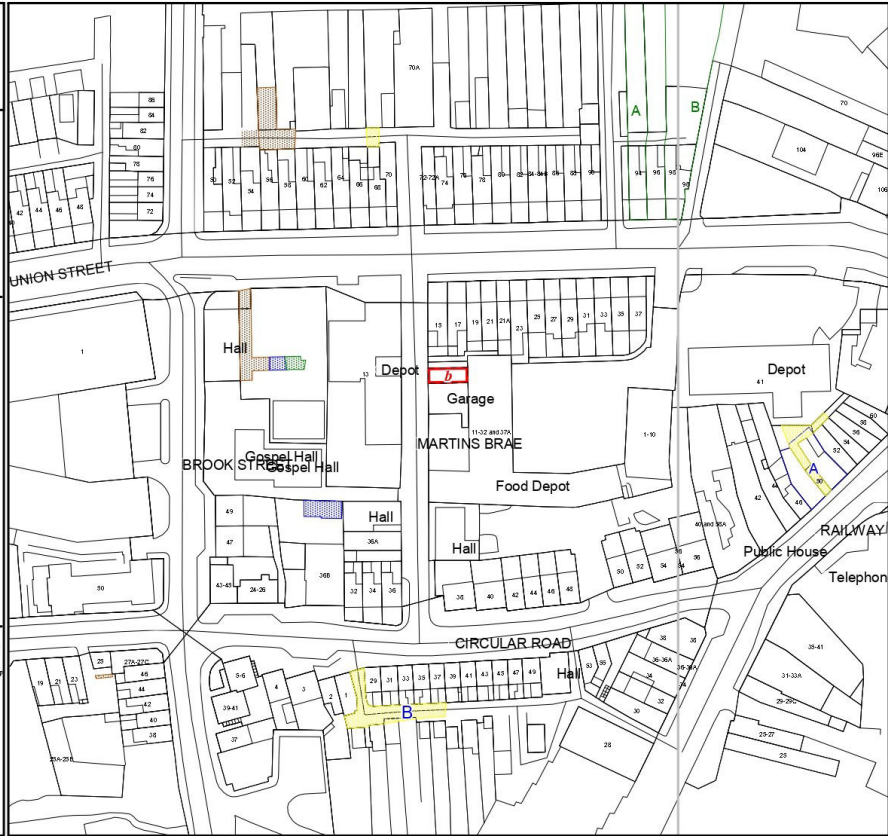
This map has been prepared using the latest available Land Registry map available for the area. Any first time deed map will be based on the largest scale OS Risk Data available for the area.

All Folio boundaries are not conclusive (unless so indicated on the folio). See 5(6) of the Land Registration Act (NI) 1970, which relates to any dispute concerning boundaries, the original instrument or document should be inspected.

This copy map shows the location of the lands comprised in the folio listed above.

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THE LAND REGISTRY | CLÁRLANN NA TALÚN

Date: 20 Dec 2024
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Scale: 1:500
Our Ref: 2024/1063384
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Map Ref(s): See Map Sheet 1

Clarification Sheet 1 for map sheet 1

Key to folio labels:

b - LY122882 Pt.2, 1st Floor

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County: Londonderry
Folio: LY122882
Scale: 1:1250
Our Ref: 2024/1063384
Your Ref:
Map Ref(s): 01313NW2,01313NE1

Sheet 2 of 2

Key to folio labels:

a - LY122882 2 Pts, Ground Floor

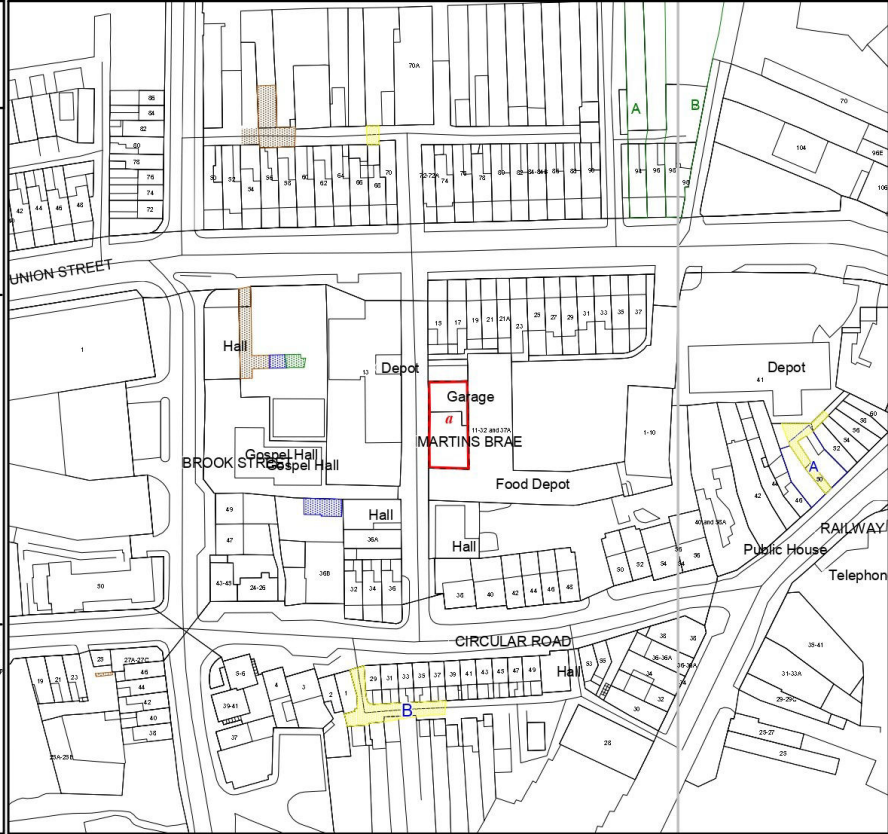
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Date: 20 Dec 2024
County: Londonderry
Folio: LY122882
Scale: Not applicable
Our Ref: 2024/1063384
Your Ref:
Map Ref(s): See individual sheets

Layout Sheet

Key to folio labels:

a - LY122882 2 Pts, Ground Floor

b - LY122882 Pt 2, 1st Floor

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