



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

FREE INDEPENDENT FINANCIAL ADVICE

Mortgage Services:

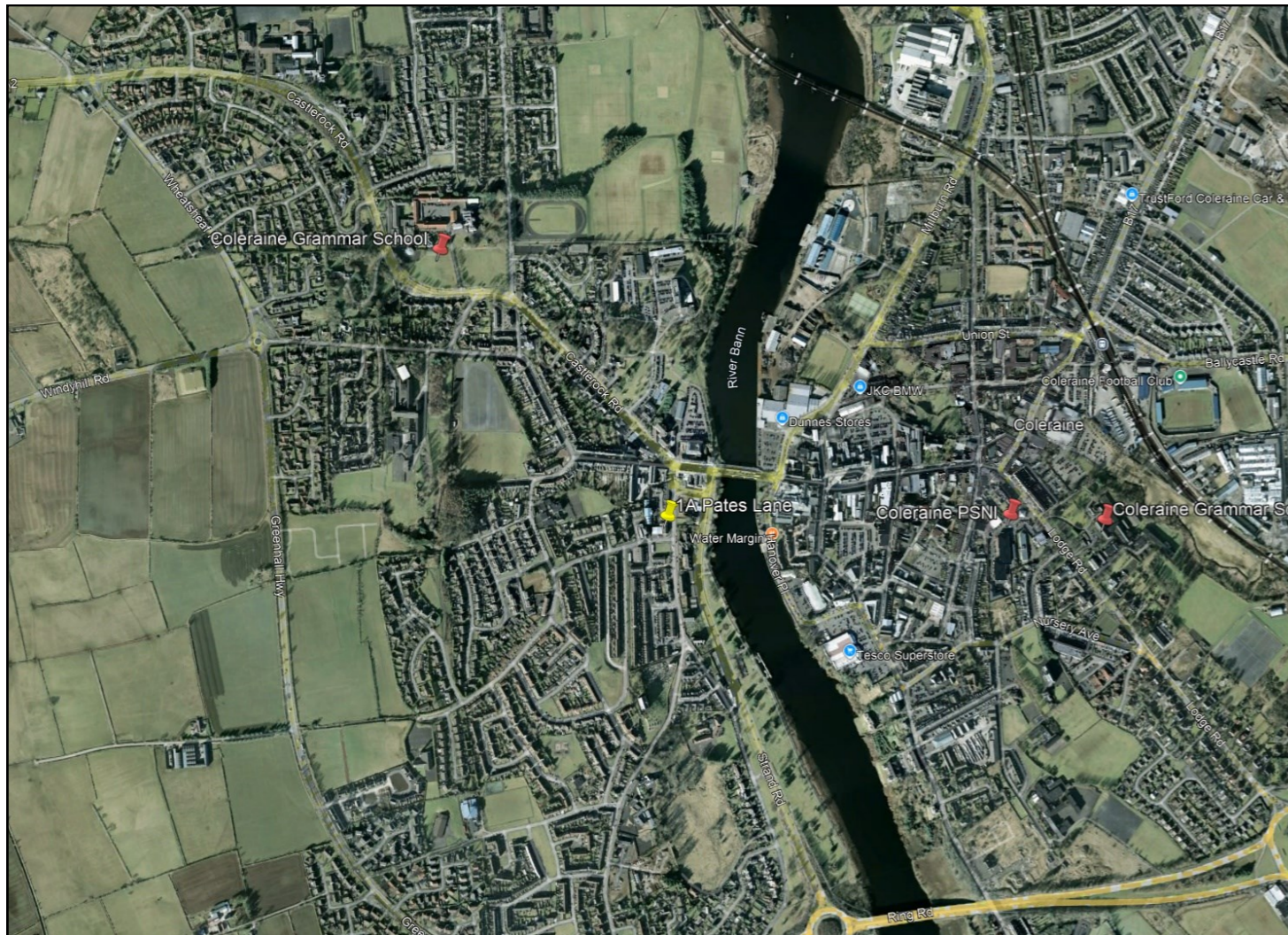
- First Time Buys
- Home Movers
- Remortgaging
- Holiday/ Second Homes
- Holiday Lets
- Buy To Let
- Co-Ownership

Other Financial Services:

- Mortgage Protection
- Life Insurance
- Critical Illness Cover
- Income Protection
- Buildings & Content Insurance
- Landlord Insurance



ARMSTRONG GORDON



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COLERAINE

Gym/Office/Yoga Studio

1a Pates Lane

BT56 8GL

For Rent £6,000 per annum & rates



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

Bright centrally double fronted Office/gym/yoga centre or alternative type business located within a prime busy mixed commercial/residential area in Coleraine with on street parking and limited private parking located near the waterside area of Coleraine. The premises is in excellent condition throughout and offers well laid out commercial space for a very reasonable asking price per square foot.

Travelling across the old bridge from the Coleraine to Limavady side, turn left and immediately get into the right lane to go towards Castlerock. Then go straight up the hill and get into the left hand lane. Turn left and 1a Pates lane is immediately on your right hand side above the other shops. The entrance is to the left hand side of the building.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Communal entrance door to side with stairs to first floor.

FIRST FLOOR:

Gym Area:

Circa 1100 Sq. Ft plus stores and W.C.

SPECIAL FEATURES:

- ** Available For Three Year Tenancy With Opt. Out Clause After One Year
- ** Mains Gas Heating
- ** Large Separate Store Rooms
- ** Separate Electric Supply
- ** Private Car Parking & Public Car Parking
- ** Office Desks Available On Request
- ** Separate Office Also Available Circa 247 Sq. Ft By Separate Negotiations

NAV:

£1,500.00 (Rates: £878.22 p/a approx.)

