

FOR SALE
PROMINENT RETAIL UNIT
WITH BENEFIT OF RENTAL INCOME



**41 KINGSGATE STREET,
COLERAINE, BT52 1XH**

LOCATION

- Mid Terrace property occupying a prominent location within Coleraine Town Centre.
- The property is located at the junction of Kingsgate Street, Railway Road and Lodge Road therefore forming part of the one way traffic system that services the town centre and on the edge of pedestrian zone.
- The location means a high profile frontage for any occupier.

DESCRIPTION

- The mid terrace property includes a ground floor unit and separately accessed accommodation ON the upper floors.
- The ground floor unit was previously occupied as a hair salon and is currently vacant.
- The upper floors are occupied under a lease commencing 4 May 2024 for 3 years at £3,600 per annum.



(028) 70344433

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ACCOMMODATION

Ground Floor

Retail area 49 Sq.M / 528 Sq.Ft.

Store area 7 Sq.M / 73 Sq.Ft.

Toilet

First Floor

Room 1 - 14m² / 154 sq ft

Room 2 - 8m² / 90 sq ft

Kitchen - 5m² / 53 sq ft

Bathroom

Second Floor

Attic Room 11 sqm / 119sq ft

(Not compliant to building control regulations)

Rates

From the Land and Property Services website the Net Annual Value is shown as

GF Unit - £4750 with an estimated full annual rates of £2781.04 per annum.

First Floor unit - £1300 with an estimated full annual rates of £761 per annum

Value Added Tax

All prices and outgoings quoted are exclusive of but maybe subject to VAT (Landlord to confirm).

Lease Details of first floor unit

Rent: £3600 per annum.

Start date: 4th May 2024

Ground floor unit vacant—Projected rental income of £6,500 per annum

Sales Details

Offers Around £115,000

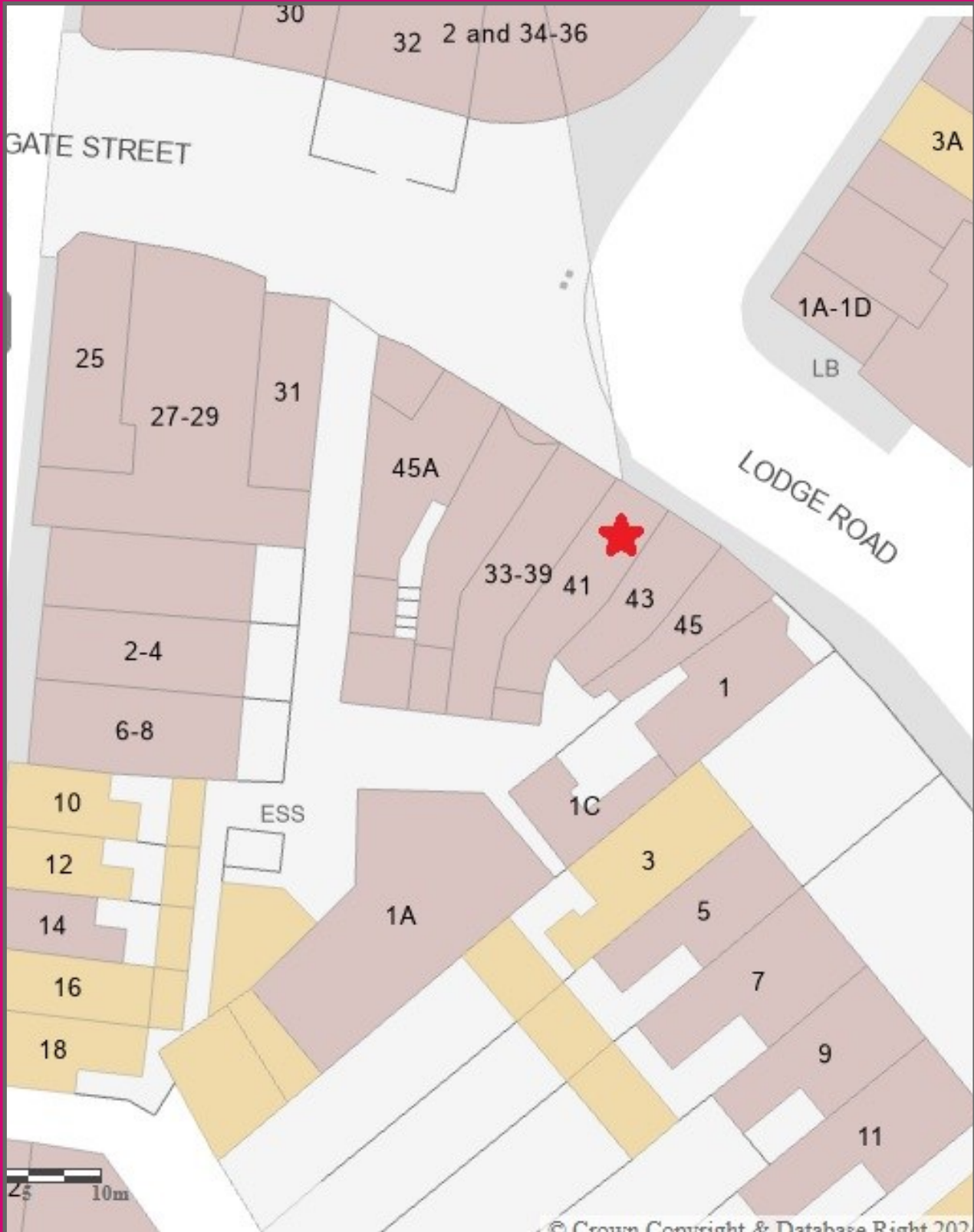
Further Details

Strictly By Appointment with Agent.

Philip Tweedie—philip@philiptweedie.com



Regulated by RICS



PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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