



Instinctive
Excellence
in Property.

For Sale

Fast Food Investment
c. 1,773 sq ft (164.8 sq m)

3-5 Dunmore Street
Coleraine
Co. Londonderry
BT52 1EL

INVESTMENT



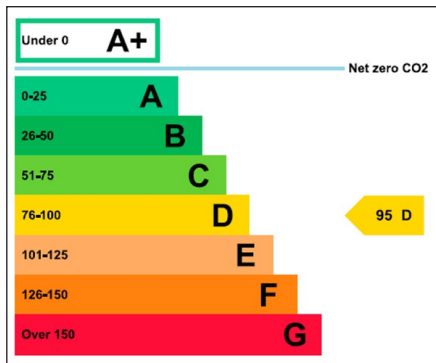
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INVESTMENT

EPC



Location

Coleraine is situated approximately 55 miles north west of Belfast and 30 miles east of Derry city. The town is home to an Ulster University campus of approximately 6,000 students with the population of Coleraine c. 23,625 according to 2021 Census.

Description

Located in a prominent position just south of the town centre and facing the town's main car park. This ground floor retail unit is fully occupied by Domino's Pizza and fitted to their corporate specification.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor only	1,773	164.70

Title

We have not had sight of the Title but assume that the property is held in Long Leasehold.

Sale Details

We have been instructed to seek offers in excess of £475,000 exclusive.

Lease Details

Tenant: DP Realty Limited.
Term: 20 years from 16 November 2021.
Rental: £30,000 per annum plus VAT if applicable.
Rent Review: Upward only every fifth year to open market value.
Renew: The tenant has the option to renew for a further 20 years.

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £14,300
Estimated rates payable: £8,372.39
Rate in the £ for 2024/25: £0.667608

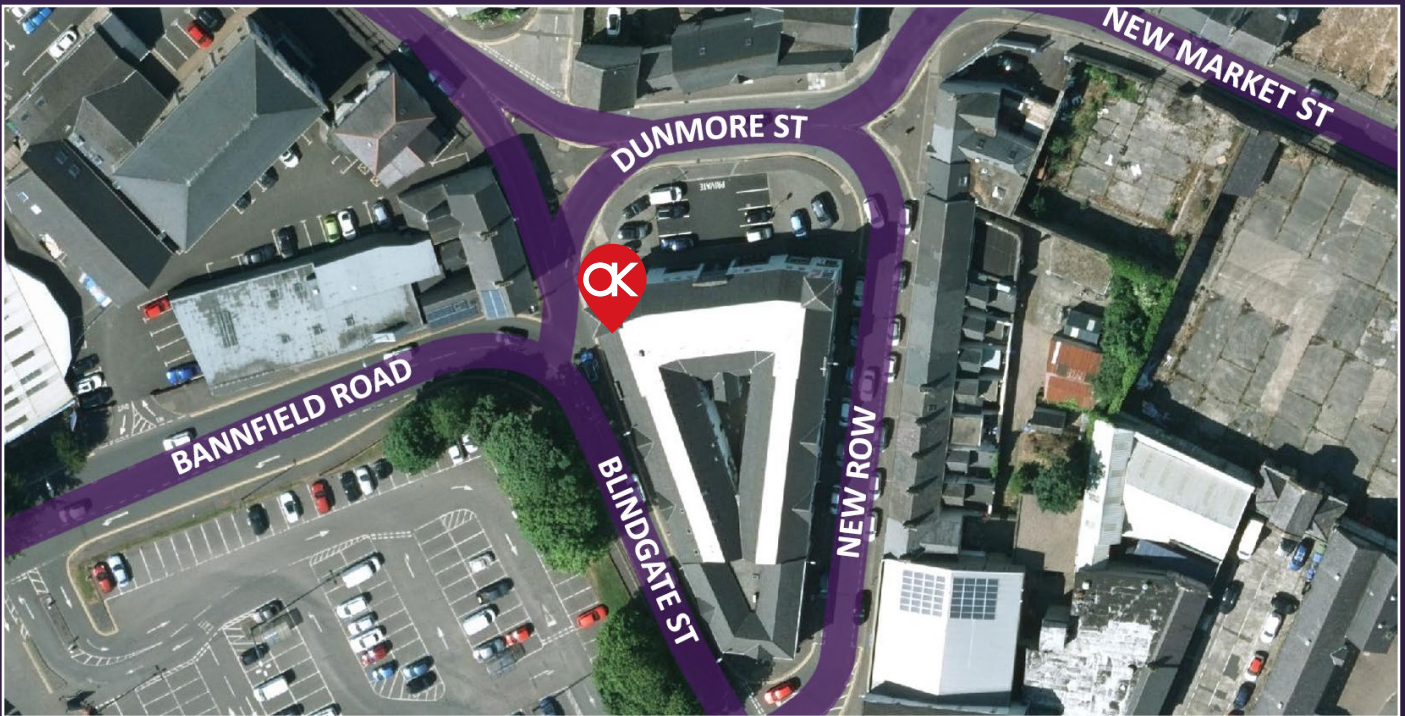
VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

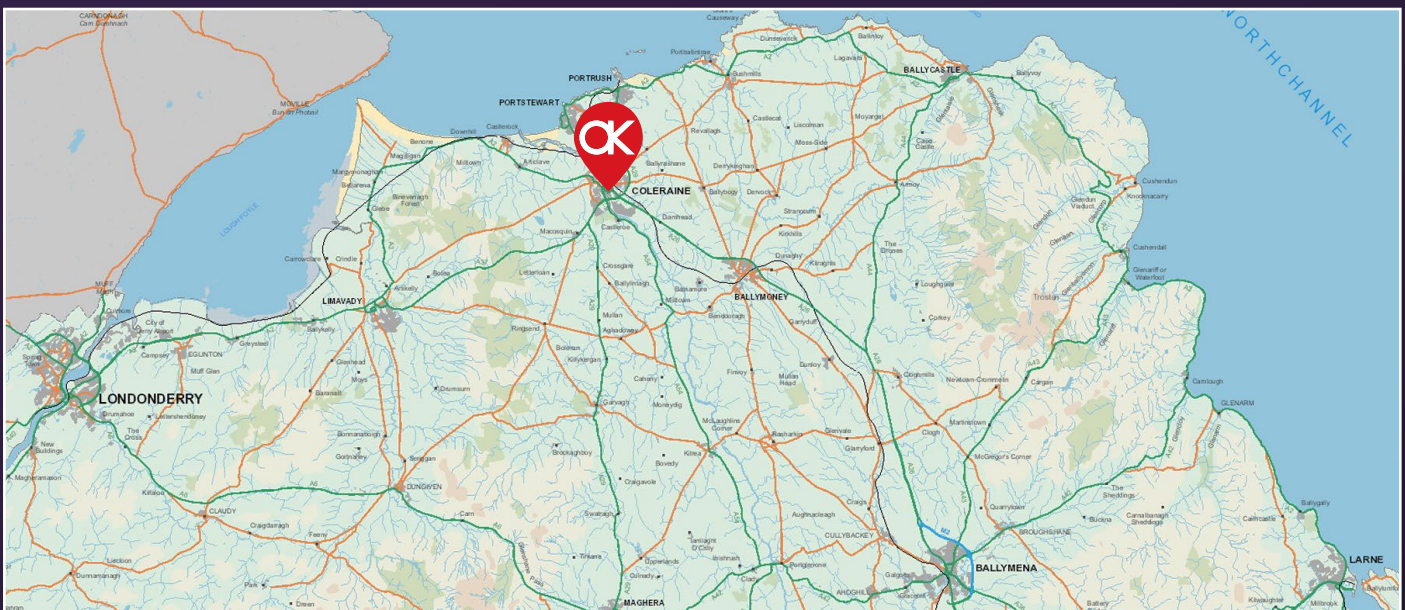
Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.





FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.