

FOR SALE

Prime Commercial Opportunity

CBRE NI
PART OF THE AFFILIATE NETWORK

Lambert
Smith
Hampton



UNIT 2, RIVERSIDE PARK NORTH REGIONAL PARK, BT51 3AW

Prime Commercial Opportunity
Approximately 18,270 sq.ft (1,697 sq m)

Key Benefits

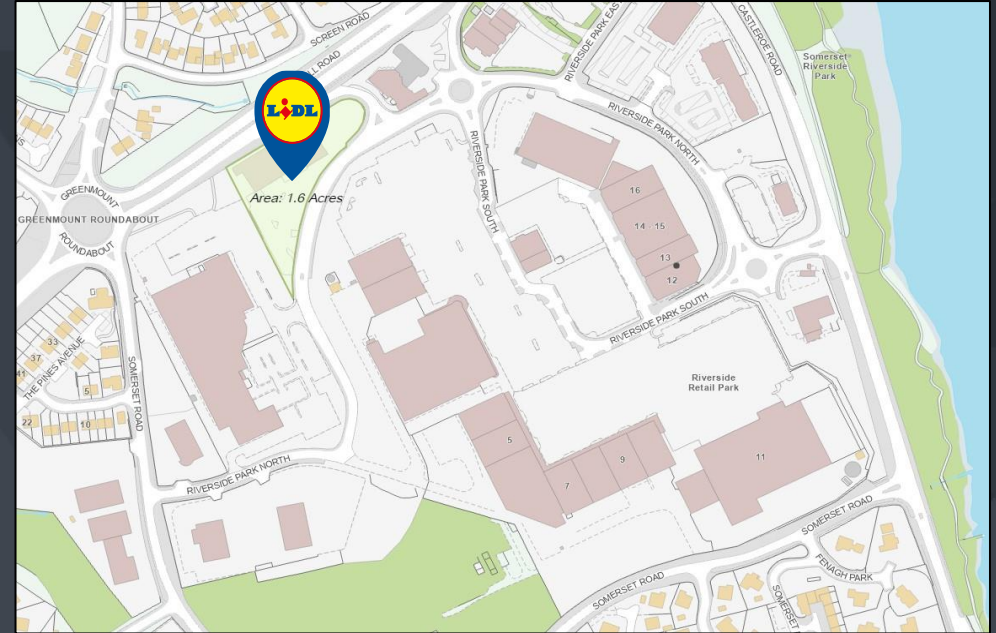
- Prime location
- On site Car Parking (110 spaces)
- Suitable for Bulky Goods (10,000 sq ft) and B4 Storage & Distribution use (8,270 sq ft)
- Vacant possession from March 2025

Location

The subject premises are located on a prominent position within Riverside Park North Regional Park in Coleraine. Coleraine is situated approximately 55 miles northwest of Belfast and 30 miles east of Derry city. The town is home to an Ulster University campus of approximately 6,000 students. Occupiers who trade in the adjacent retail park include M&S, Sainsburys, Dunelm and B+M.

Description

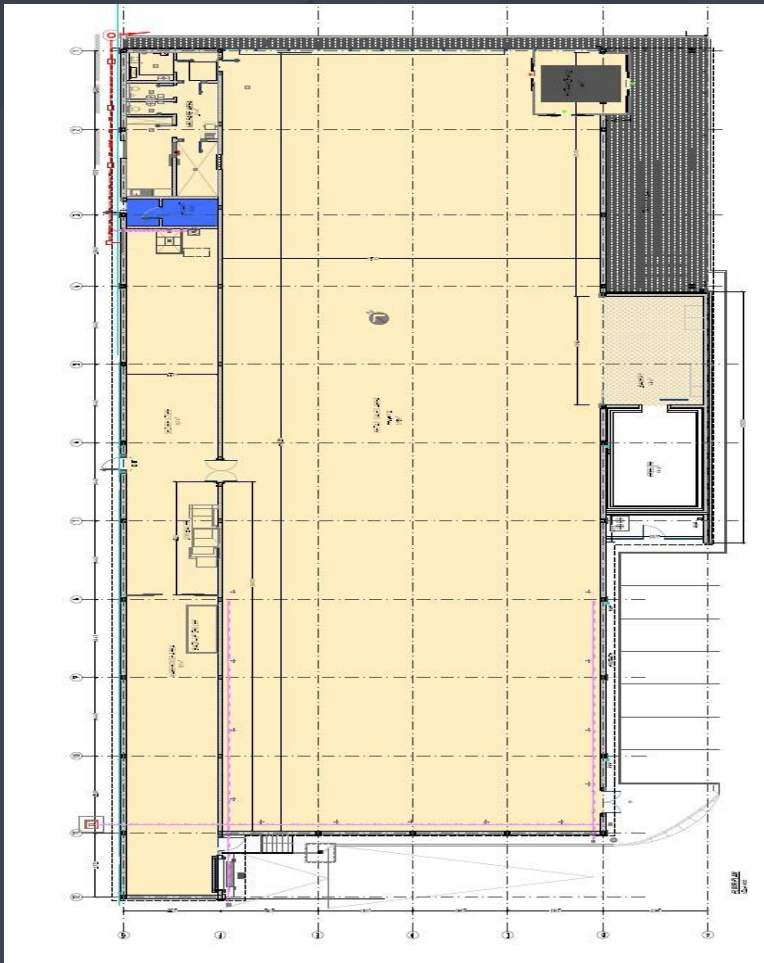
The premises comprise a 18,270 sq ft modern purpose-built store with 110 car parking spaces and servicing facilities standing a total site of c. 1.6 acres. The premises are capable of immediate occupation following Lidl's relocation within Riverside Retail Park. The property is currently fitted out as a supermarket however is suitable for a variety of uses, subject to any necessary planning consent. The property currently benefits from both Bulky Goods and B4 (Storage & Distribution) planning consent.



Accommodation

Total	18,270 Sq. ft	1,697 Sq. M
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Floor Plan



Sale Details

Offers in excess of £1,200,000 (One Million and Two Hundred Thousand Pounds).

VAT

All prices, charges and outgoings are quoted exclusive of but may be liable to Value Added Tax at the prevailing rate.

Rates Payable

We have been advised by Land and Property Services that the rateable value is £127,500. The rate poundage for 2024/2025 is £0.585482 therefore the rates payable for the current year are £74,648.95.

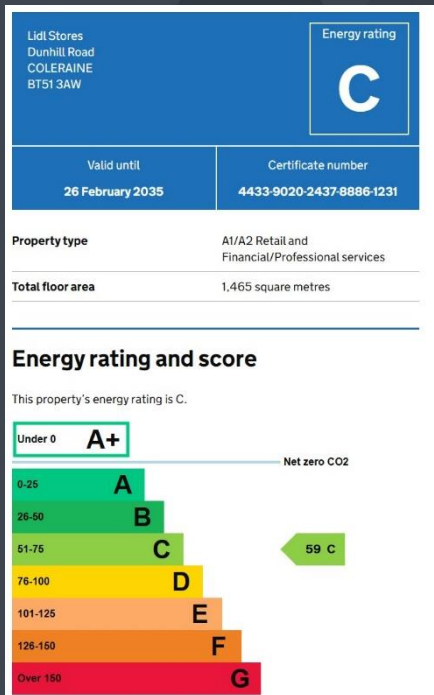
AML

CBRE NI and LSH are required to obtain evidence of the identity and proof of address of potential purchasers as part of mandatory anti-money laundering checks.

Information & Contact

EPC

The building has been rated as C-59 under EPC regulations. A copy of the EPC Certificate is available below and can be made available on request.



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