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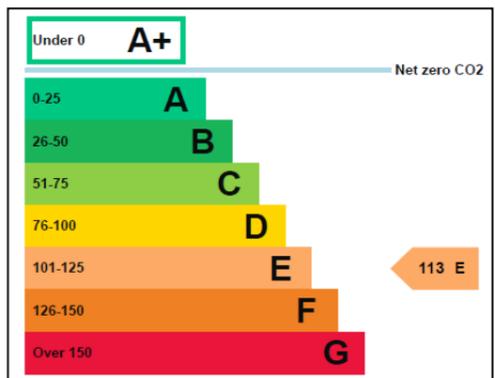
**ARMSTRONG GORDON**



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

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**COLERAINE**

12 Blindgate Street & 71 New Row  
 (Double Entrance)  
 BT52 1EJ  
 Offers Over £74,500

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Bright centrally double fronted retail unit located within a prime busy mixed commercial/residential area in Coleraine with on street parking on the New Row side and the Blindgate Road side being opposite the main Tesco carpark. The shop/office is in excellent condition throughout and offers well laid out commercial space for a very reasonable asking price per square foot.

12 Blindgate Street is accessed off the main door that comes in opposite Tesco's car park. The main building is opposite the main Tesco's car park and no. 12 is just to the left of Dallas Real Estate.

#### ACCOMMODATION COMPRISES:

#### GROUND FLOOR:

##### Lower Main Office:

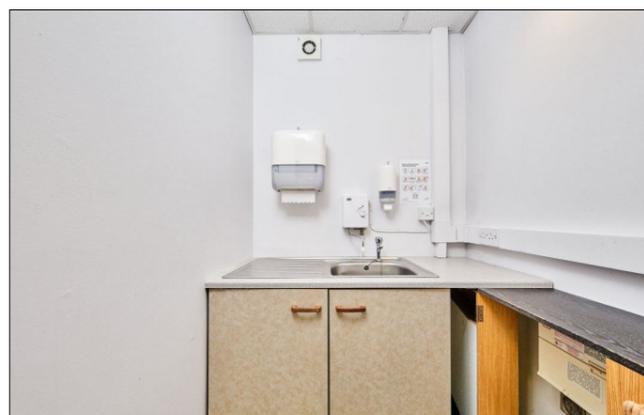
With strip lighting, generous power points and Economy 7 heating. 26'6 max x 13'2 average

##### Office 1:

With strip lighting, generous power points and Economy 7 heating. 13'0 x 7'11

##### Storage Area:

12'10 x 7'9



##### Kitchen Area:

With single drainer stainless steel sink unit, high and low level units, strip lighting and extractor fan. 5'0 x 4'8

##### Separate W.C.:

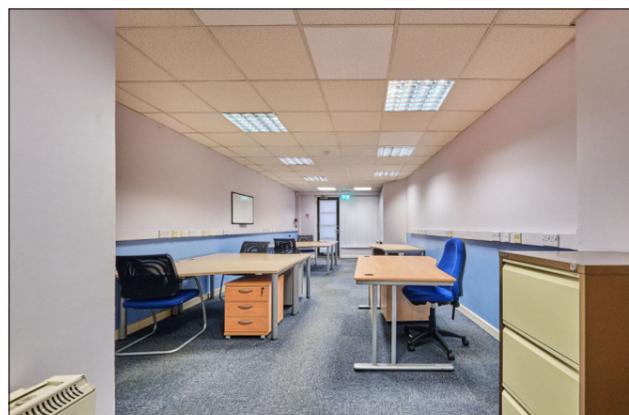
With wash hand basin, strip lighting and extractor fan.

Steps to rear with door leading to Market Court.

Steps from lower main office to:

##### Upper Main Office:

With strip lighting, generous power points, Economy 7 heating and door leading to New Row. 32'5 x 12'9



##### Kitchen Area:

With single drainer stainless steel sink unit, low level units and extractor fan. 5'0 x 4'8

##### Separate W.C.:

With wash hand basin and extractor fan.



#### SPECIAL FEATURES:

- \*\* Management Company In Operation For Maintenance Of Communal Areas
- \*\* Superbly Sized Double Fronted Unit Onto New Row & Blindgate Street
- \*\* Prime Location Town Centre Position Suitable For A Wide Variety Of Businesses
- \*\* Two Main Window Displays Onto Two Street Frontages
- \*\* Economy 7 Heating
- \*\* PVC Double Glazed Units
- \*\* Modern Building Compared To Most Retail Units Available In Coleraine

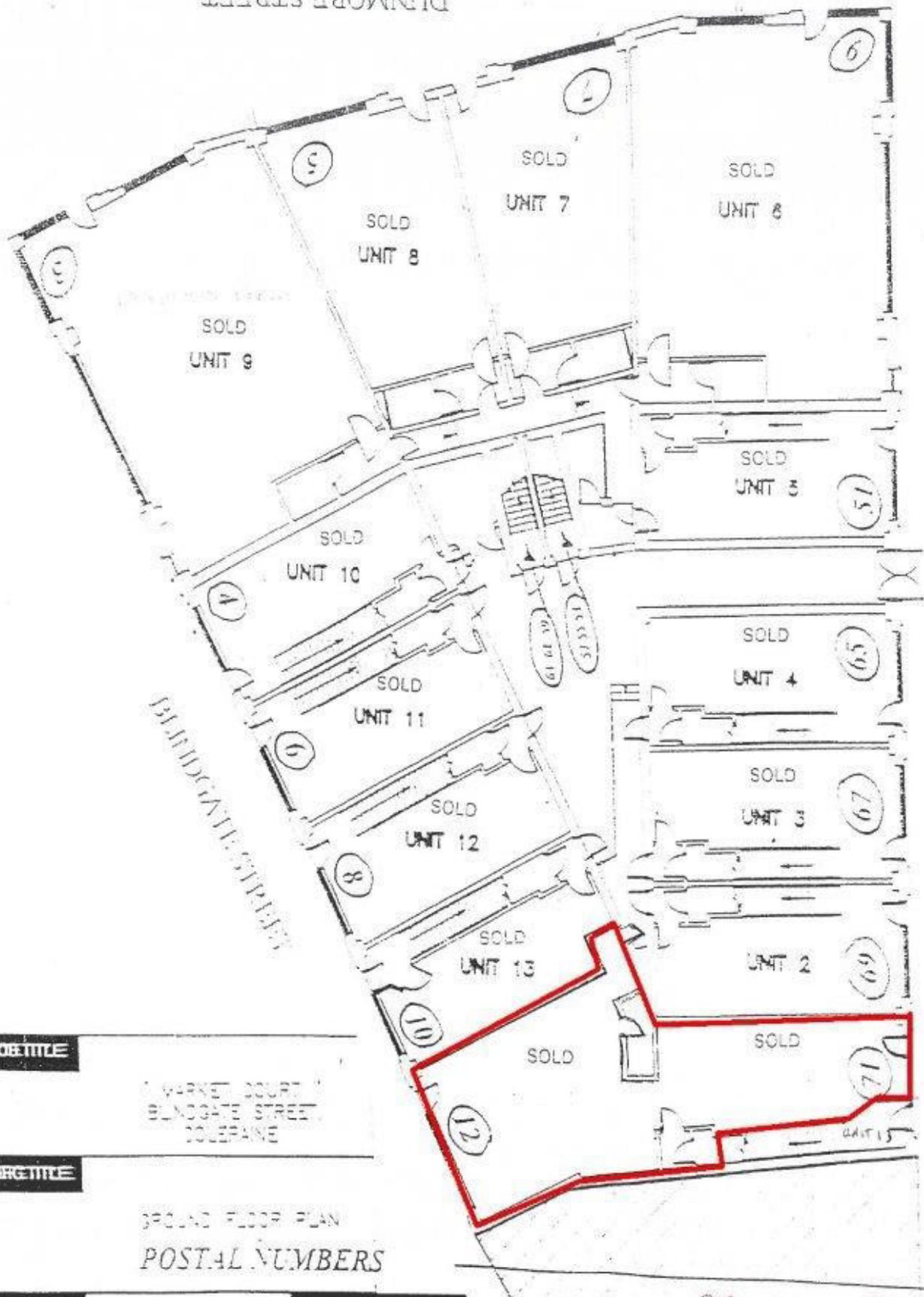
#### NAV:

£10,800.00 (Rates: £5,997.51 p/a approx.)

#### TENURE:

Leasehold

DENMORF STREET



BLINDGATE STREET

NEW ROW

JOB/TITLE

MARKET COURT  
BLINDGATE STREET  
COLERAINE

DRG/TITLE

GROUND FLOOR PLAN  
POSTAL NUMBERS

DRG No:

Scale: 1:200 Drawn By:

Date: Checked By:

22 Lodge Road, Coleraine, BT52 1NB



GROUND FLOOR

EXISTING