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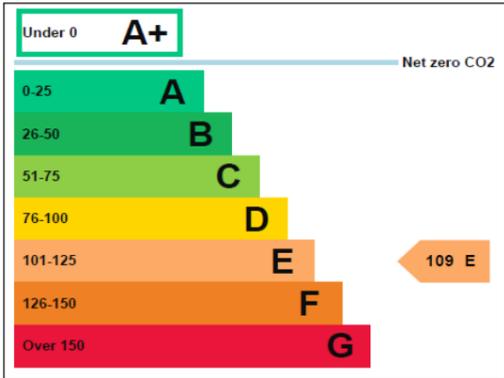
ARMSTRONG GORDON



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

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COLERAINE

1st & 2nd floor over 71
 New Row and
 10 & 12 Blindgate Street
 BT54 6PJ
 Offers Over £89,500

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

Tremendously sized centrally located office space within the centre of Coleraine offering two floors of well maintained high quality commercial space adjacent to one of Coleraine's biggest car parks and with two accesses off New Row and Blindgate street. This unit will not sit long at this price so agent advises early viewing.

The unit over no. 10 & 12 Blindgate Street and 71 New Row, Market Court is accessed off New Row and Blindgate Street but is situated above the Old Abbey Bond Lovis offices. The main building is opposite the main Tesco's car park.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Entrance Hall:

With stairs leading to first floor.

FIRST FLOOR:

Landing:

Separate W.C.:

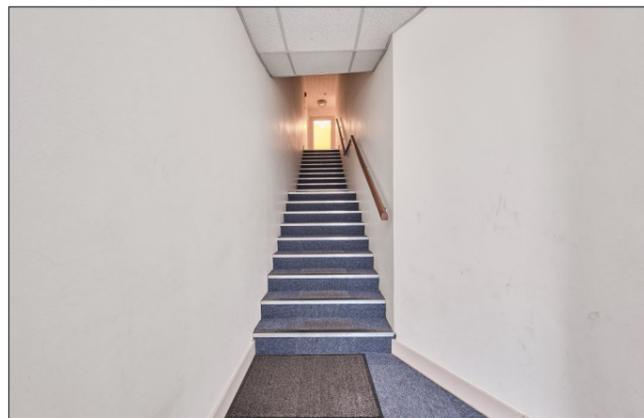
With wash hand basin and extractor fan.

Separate W.C.:

With wash hand basin and extractor fan.

Main Office:

With strip lighting, generous power points and Economy 7 heater. 16'9 max x 24'7 max



Office 1:

10'5 max x 9'1

Office 2:

8'11 x 8'3

Office 3:

9'10 x 8'6

Office 4:

9'3 x 8'1

Office 5:

12'2 max x 7'6



Kitchen/Dining Area:

With single drainer stainless steel sink unit, high and low level built in units with tiling above, space for fridge freezer, strip lighting and Economy 7 heater.



SECOND FLOOR:

Function Room:

With strip lighting, power points and 'Velux' windows. 39'8 x 14'9



Rear landing with stair access leading to ground floor rear.

SPECIAL FEATURES:

- ** Management Company In Operation For Communal Areas
- ** Window Frontage Onto Very Busy Commercial Road
- ** Opposite Main Tesco's Car Park
- ** Economy 7 Heating
- ** PVC Double Glazed Units
- ** Very Modern Constructed Unit Circa 2001

TENURE:

Leasehold

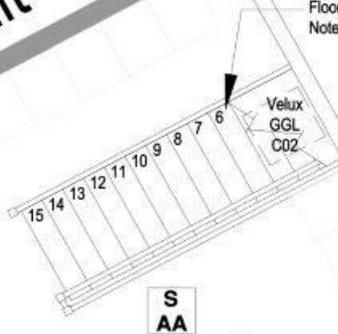
NAV:

£13,300.00 (Rates: £7,385.82 p/a approx. To include first floor unit which has not yet been separated for rates purposes.)

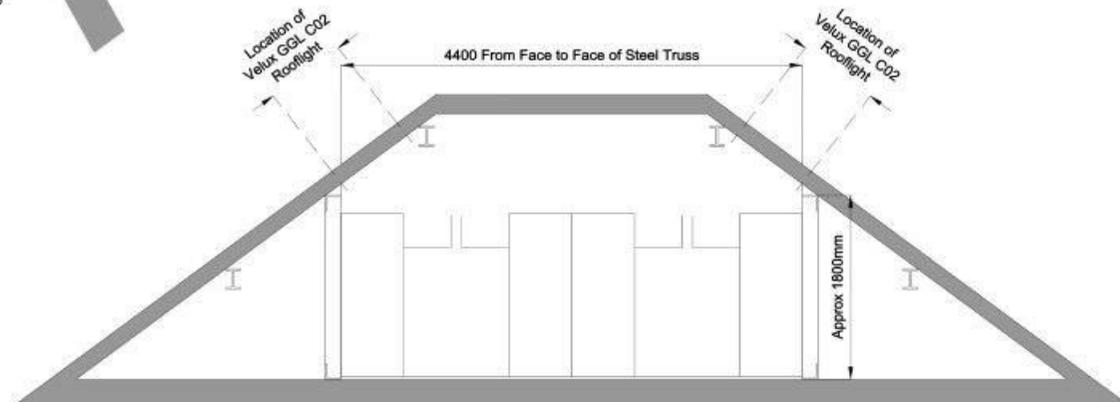
Please note the way this unit is being sold is different from the lands and valuation agencies valuation figure and this property will need revalued.

Attic to Unit 12

New Timber Staircase to New Second Floor Storage Area. Refer to General Note for Stair Design & Balustrade



New Store Area
(71 Cabinets)



Typical Section

Provide 25mm Deep WDP Plywood Flooring Between Truss Lines Fixed to Top of Existing Floor Joist Construction

Main Steel Truss Line to Structural Engineer's Detail and Specification

Provide Automatic Smoke Detectors to New Store to be Interlinked to Existing Fire Alarm System to Unit

Provide Velux GGL C02 Rooflight within Existing Roof Plane at Location Indicated Fitted in Strict Accordance to Manufacturers Details and Specification

Revision	Amendment	Date
Proposed Additional Storage Space in 'Roofspace' of Fulton Downes Agnew Ltd 10 Blindgate Street, Coleraine		
DRG TITLE		
Second Floor Plan & Typical Section (Scheme Design B)		
JOB No.	2004207	DRG No.
		AL (0) 04
Scale	Date	Drawn
1:50	Aug 2004	John Coll
G/M DESIGN ASSOCIATES 22 / 24 LODGE ROAD, COLERAINE BT52 1NB Tel : 028 703 56138 Facsimile : 028 703 42699 eMail : gm@a-g-m-design.co.uk		
		G/M DESIGN ASSOCIATES

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PROJECT TITLE

MARKET COURT
BLINDGATE STREET
DUBLIN 6

PROJECT TITLE

FIRST FLOOR PLAN
POSTAL NUMBERS

PROJECT No.

Scale: 1:200 Drawn By:

Date: Checked By:

10 Lodge Road, Colinstown, BT52 1NS



FIRST FLOOR

EXISTING