

# McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

**02890 500 100**



# FOR SALE

**EXCELLENT CORNER  
PROPERTY ON A  
SUBSTANTIAL SITE**

**24 CLOYFIN ROAD  
COLERAINE  
BT52 2NU**



## **CONTACT:**

**Michael Hopkins**

**E: [mph@mckibbin.co.uk](mailto:mph@mckibbin.co.uk)**

**McKIBBIN COMMERCIAL  
PROPERTY CONSULTANTS  
CHARTERED SURVEYORS**

Callender House,  
58-60 Upper Arthur Street,  
Belfast BT1 4GJ

**T: 02890 500100  
E: [property@mckibbin.co.uk](mailto:property@mckibbin.co.uk)**

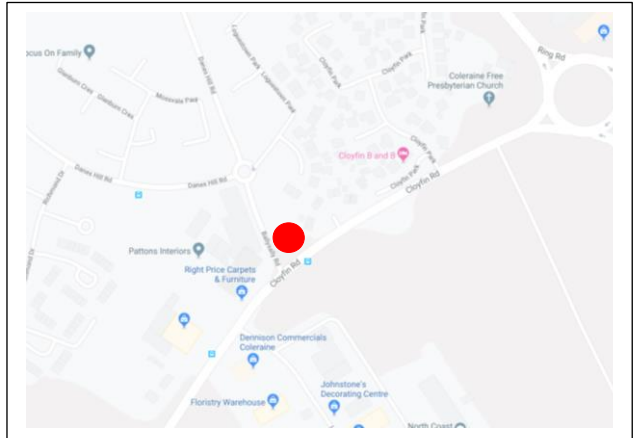
- This excellent corner property occupies a 0.2 acre site on a busy arterial route in close proximity to Haldane & Fisher, Patton Interiors, Right Price Furniture and Volvo trucks.
- The property is ideal for redevelopment for housing or commercial development, subject to Planning or may be suitable for an owner-occupier seeking commercial accommodation with ample off-street car parking.
- The premises were previously used as a radio station.

**[mckibbin.co.uk](http://mckibbin.co.uk)**

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

# FOR SALE

## Excellent Corner Property on a Substantial Site 24 Cloyfin Road, Coleraine, BT52 2NU



## ACCOMMODATION

Total Net Internal area over 2 floors c. 900 sq ft

## SITE AREA

c. 0.2 acres

\*Purchasers should satisfy themselves on all areas.

## PRICE

Offers in the region of £95,000.

## VAT

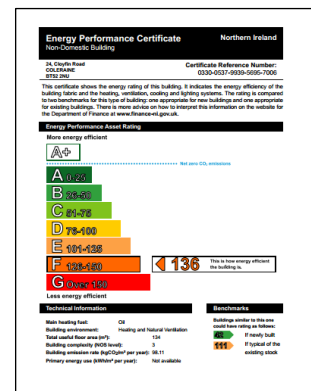
All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

## VIEWING

By appointment through McKibbin Commercial

Contact: Michael Hopkins  
Tel: 02890 500 100  
Email: [mph@mckibbin.co.uk](mailto:mph@mckibbin.co.uk)

EPC



## Customer Due Diligence

**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/uksi/2017/692/made> Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with McKibbin Commercial. 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.

**McKIBBIN COMMERCIAL PROPERTY CONSULTANTS CHARTERED SURVEYORS**

Callender House 58-60 Upper Arthur Street Belfast BT1 4GJ

T: 02890 500100 E: [property@mckibbin.co.uk](mailto:property@mckibbin.co.uk)

**mckibbin.co.uk**

**McKIBBIN**  
COMMERCIAL PROPERTY CONSULTANTS  
**02890 500 100**