



MCCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

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RESTAURANT



Boundary for indicative purposes only

TO LET

Former Licensed Restaurant
c. 2,189 sq.ft (203.4 sq.m)

Unit 2
4 Riverside Park
Coleraine
BT51 3NA



- Prominent unit within Riverside Retail Park adjacent to McDonalds and Subway
- Anchored by Sainsbury's and B&Q
- Recently refurbished to an excellent standard
- Accommodation extends to c. 2,189 sq.ft



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

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LOCATION

Coleraine is one of the leading retail locations in Northern Ireland found 55 miles North West of Belfast and 25 miles south east of Derry / Londonderry.

The town benefits from excellent road links via both the A26 and A29 making Belfast, Ballymena and Derry / Londonderry easily accessible

Other occupiers include McDonalds, Subway, B&Q and Sainsbury' s. The Jet Centre and Movie House are also situated within the grounds of the Retail Park.

Riverside Retail Park is the premier out of town Retail and Leisure Complex in Coleraine.

DESCRIPTION

The subject property has recently been refurbished to an excellent standard. The restaurant / customer seating area has been finished to include plastered / painted ceilings, part wooden panel / part plastered / painted walls, pendant lighting and air conditioning.

The kitchen has been finished to include plastered / painted walls and ceilings, LED strip lighting and tiled floors

There are separate staff and customer W.C facilities, to include ladies, gents and disabled facilities.

The property also benefits from roller shutters and is fitted with an intruder alarm.

ACCOMMODATION

Total Gross Internal Area c. 2,585 sq.ft

As currently laid out the accommodation is as follows:

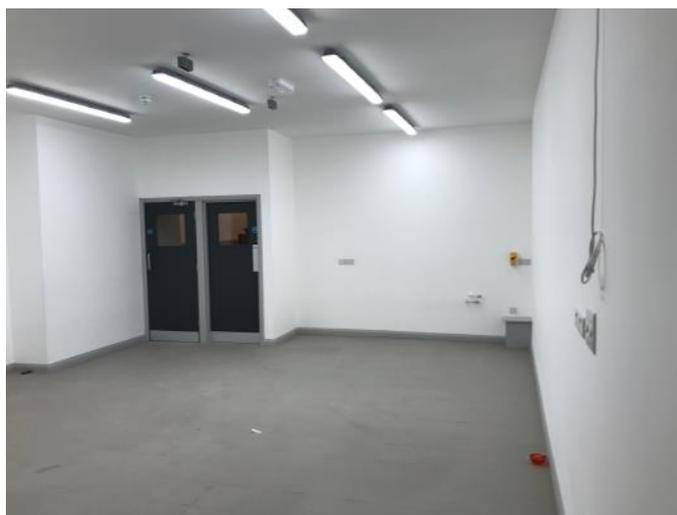
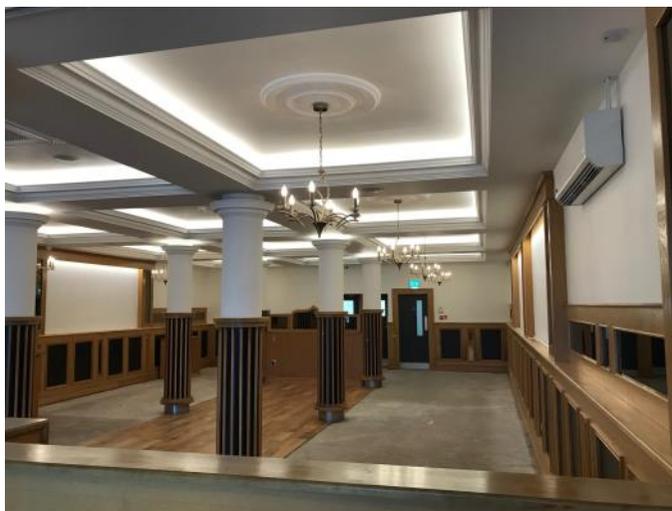
	<u>SQ FT</u>	<u>SQ M</u>
Reception	80	7.4
Restaurant	1,540	143.1
W.C's	—	—
Kitchen	434	40.3
Store 1	35	3.3
Store 2	54	5.0
Store 3	46	4.3
Staff W.C	—	—
Total Net Lettable Area	c. 2,189	c. 203.4





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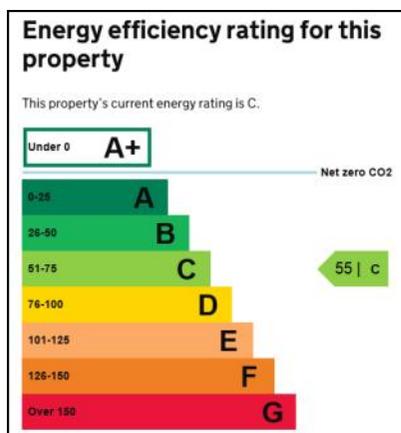


LEASE DETAILS

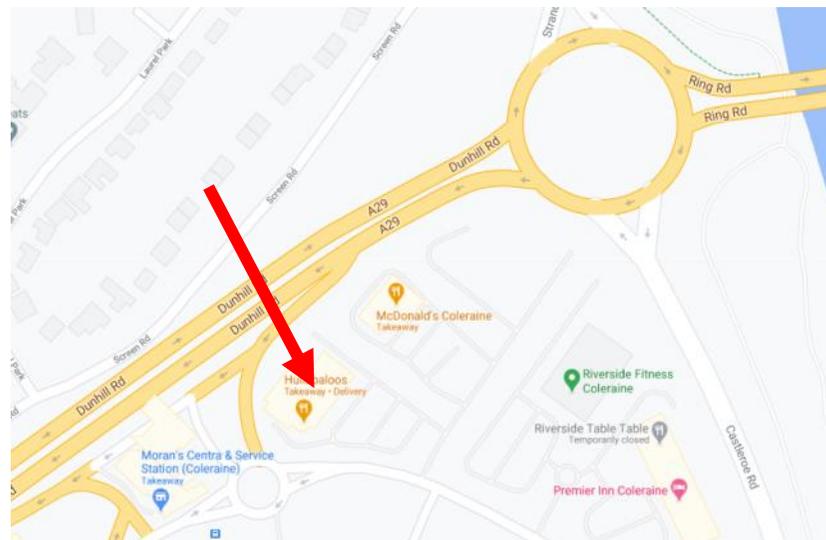
- TERM:** By negotiation.
- RENT :** £26,000 p.a excl.
- REPAIRS :** Effectively Full Repairing & Insuring terms via recovery of a service charge.
- SERVICE CHARGE:** A service charge will be levied to cover a proportionate cost of external repairs, maintenance, upkeep of common areas, management and landlord's building insurance etc.
- VALUE ADDED TAX:** The property has been elected to VAT therefore VAT will be payable on rent and all other outgoings..
- RATES:** To be assessed

EPC

The property has an energy efficiency rating of C55.
Full reports can be made available on request.



LOCATION MAP



VIEWING

Viewing is strictly by appointment through McConnell Chartered Surveyors.

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