

To Let

20 - 22 Railway Road, Coleraine

nre
northern real estate
we value property

Summary

- Prominent Commercial Premises formally occupied by HSBC Bank.
- Located on a high profile position along the busy Railway Road area of town which is on the edge of the town centre.
- Net Internal Area of c. 5,772 sq ft or c. 536.23 sq m
- The property is comprised of a ground floor unit with basement and on site car parking to the rear.
- This is an exceptional opportunity to occupy a unique building in the heart of Coleraine's main trading thoroughfare.
- Viewing strictly by appointment only.

Retail/ Office Premise

Rent: £POA



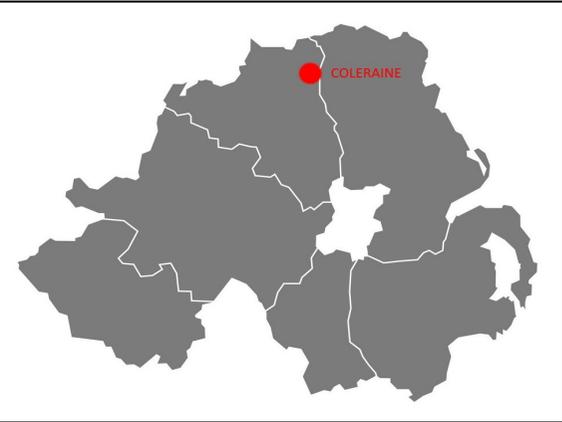
Accommodation

Net Internal Area

Net Internal Area:

c. 5772 sq ft c. 536.23 sq m

Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY



Lease Details

Rent:
£POA

Term:
Terms Negotiable

Rent Reviews:
Every 3 years

Rates:
Tenant Responsible

Insurance:
Landlord to insure, tenant to reimburse

Repairs:
Effectively Full Repairing

VAT:
All outgoing and rentals are quoted exclusive of but may be liable to VAT

NAV:
£26,700

Non-Domestic Rate in £:
0.588556

EPC:



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1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
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3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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