

# To Let

## 10a Lower Captain Street, Coleraine

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### Summary

- Extensive Commercial Premises
- Located on a prime position on Lower Captain Street which is only minutes walk from the town Centre.
- Net Internal Area of c. 5,595.67 sq ft (c. 519.86 sq m).
- The premises was previously occupied by a Gym however given the layout of the premises it would suit a variety of other uses (subject to planning).
- The property is ideally located and has the benefit of passing pedestrian traffic and is within close proximity to one of the towns main car parking sites and has on site car parking to the front.
- Available Immediately.

**Commercial Premises**

**Rent - £15,000 pa**



## Accommodation

### Net Internal Area

#### Net Internal Area:

c. 5595.67 sq ft c. 519.86 sq m

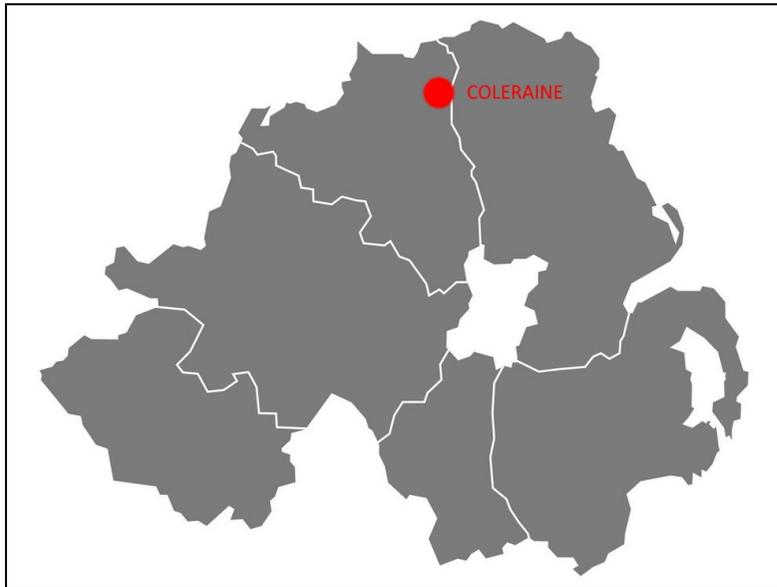
#### Ground Floor:

c. 2788.15 sq ft c. 259.03 sq m

#### First Floor:

c. 2807.52 sq ft c. 260.83 sq m

## Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY



### Lease Details

#### Rent:

From £15,000 per annum

#### 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:

£17,800

#### Non-Domestic Rate in £:

0.588556

#### EPC:

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