

# To Let

## Former Bridge Bar, 19 Waterside, Coleraine

**nre**  
northern real estate  
we value property

### Summary

- Adaptable Commercial Premises.
- Located on a prominent corner site in the heart of the Waterside area of Coleraine.
- Net Internal Retail Area of approx c.1,615 sq ft (c.150.04 sq m).
- Formerly a public house, this property has a generous and flexible footprint which we believe is suitable for a number of different uses such as food, professional services or retail uses (subject to planning).
- The property benefits from CCTV and complete alarm system, Talk Talk broadband is also included in the first 2 years of the tenancy.
- Please note that the premises is a listed building so any works must be approved prior to work being carried out.
- Entertainments licence allowed for a standing capacity of 130 during covid and seating for 60 persons.
- Available immediately.

**Adaptable Commercial Premises**

**£10,000 per annum**



# Accommodation

## Net Internal Area

### Net Internal Area:

c.1,615 sq ft      c.150.04 sq m

### Bar & Seating Area:

c.1,360 sq ft      c.126.40 sq m

### Rear Stores & Cold Room:

c.255 sq ft      c.23.69 sq m



## Lease Details:

**Rent:**  
£10,000 per annum

**Term:**  
Terms Negotiable

**Rent Reviews:**  
Every 3 years

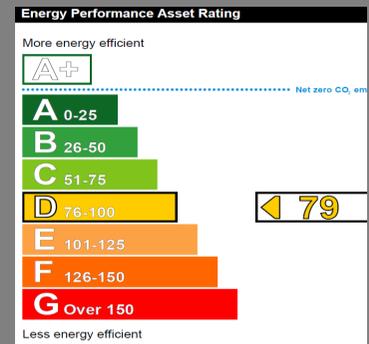
**Insurance:**  
Landlord to insure, tenant to reimburse

**Repairs:**  
Internal & Plate Glass Repairing

**VAT:**  
Not Applicable

**Rates:**  
NAV - £7,350  
Commercial Rate in the £ = 0.588556

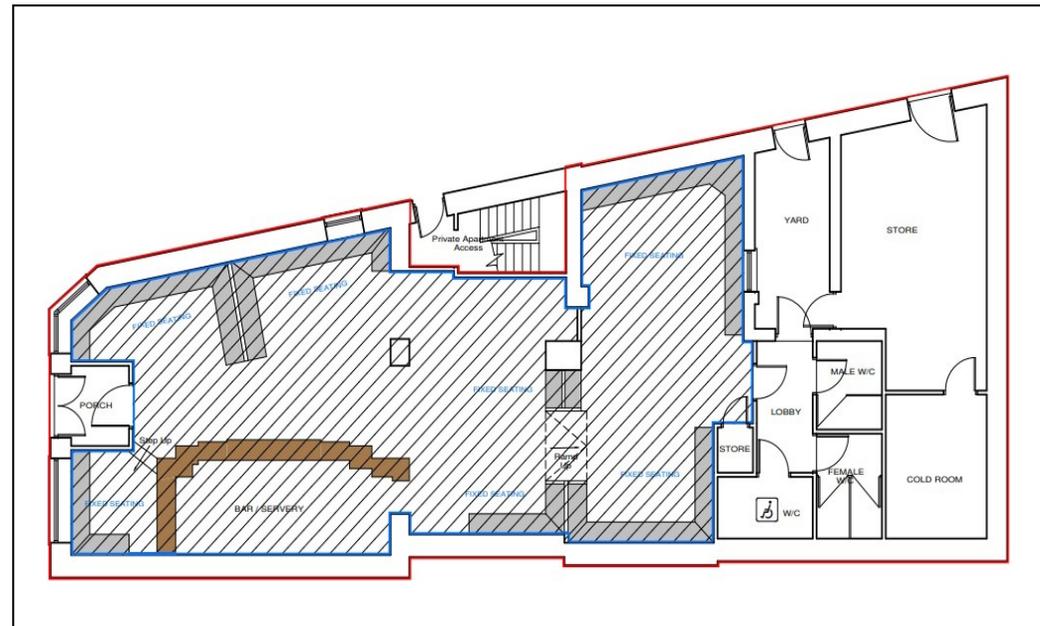
## EPC:



## Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY



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