



TO LET Prime Retail Premises Within Central Location
Unit 2, 1-5 Kingsgate Street, Coleraine, BT52 1LB

LOCATION / DESCRIPTION

Superb retail unit situated on a prime location along the main Church Street / Kingsgate Street pedestrianised area, which forms the town's central shopping district. Retailers in the vicinity include Boots, Top Shop, O² and Moores etc.

The unit itself benefits from wooden style flooring, suspended ceiling and air conditioning with good first floor storage and rear access for deliveries.

ACCOMMODATION

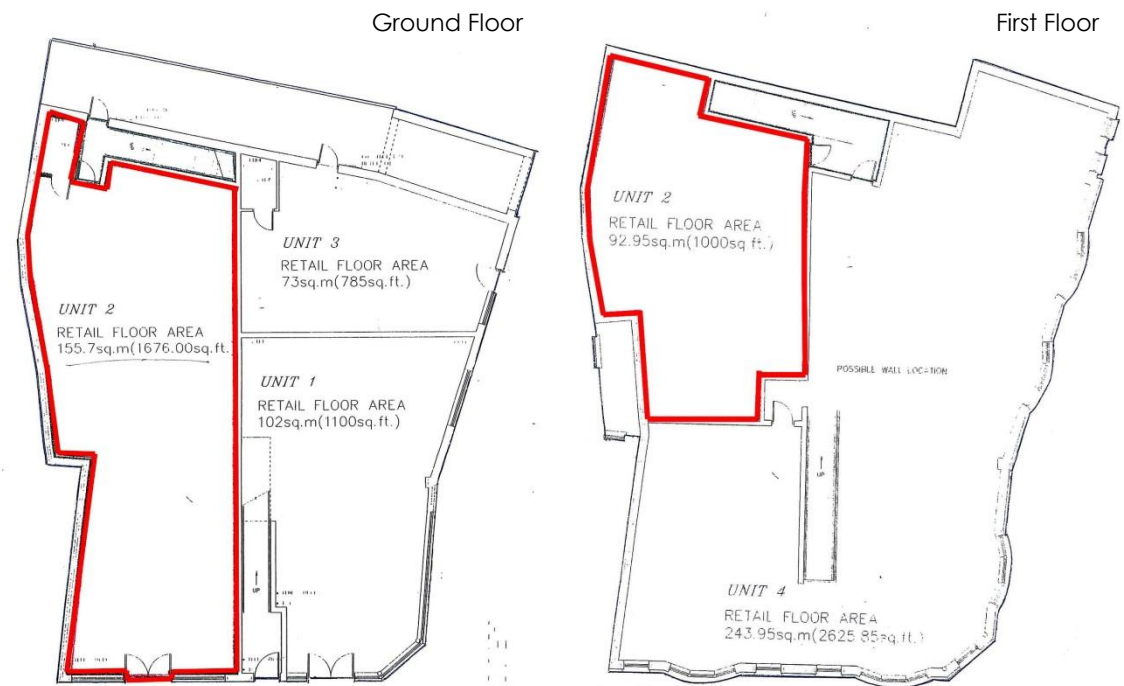
DESCRIPTION	AREA (m ²)	AREA (sq ft)
GROUND FLOOR		
Retail Area	159.0	1,713
FIRST FLOOR		
Store	78.0	990
W.C / Kitchen Facilities	-	-
TOTAL	237.0	2,703

LEASE DETAILS

RENT:	£28,000 per annum.
TERM:	Negotiable from 3 years
SERVICE CHARGE:	Tenant to contribute to the larger premises Service Charge for external repairs & Maintenance, on a proportional basis
REPAIRS:	Tenant responsible for internal repairs.
INSURANCE:	Tenant to contribute towards cost of Building Insurance, on a pro rata basis.



Historic Shop Fit Out



Not to Scale – For Illustration Purposes Only

