



# TO LET / FOR SALE



**OKT**  
O'CONNOR KENNEDY TURTLE

Central Retail Unit With Potential  
For Office Use C. 149.5 M<sup>2</sup> / 1,611 Sq Ft

34 RAILWAY ROAD, COLERAINE  
BT52 1PE

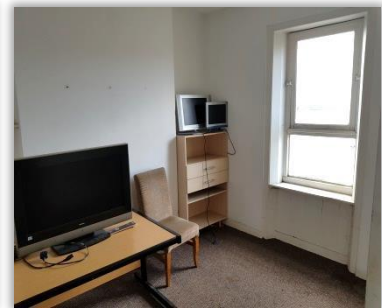
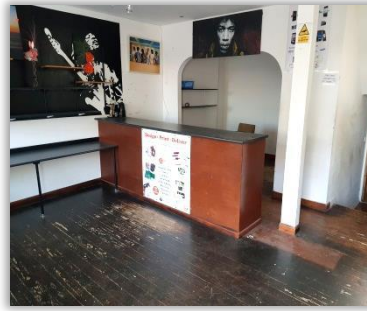
## LOCATION & DESCRIPTION

This prominent retail unit is situated along the middle stretch of Railway Road just after the Circular Road turning and is convenient to both the larger town centre and the bus and rail terminals.

The unit should appeal to both first time business outlets or growing established business users alike.

The location offers good profile and a high level of traffic flow at all times of the business day.

We would strongly recommend viewing this affordable unit. Some works of refurbishment have been started, leaving a clean slate for tenants to fit to suit their own requirements.



## ACCOMMODATION

FLOOR	DESCRIPTION	Sq M	Sq Ft
GROUND	Retail Area	32.4	349
	Office	12.6	136
	Kitchen	3.8	41
	Store 1	11.6	125
	Store 2	12.7	137
	W.C. & Whb	-	-
BASEMENT	Room 1	12.0	130
	Room 2	5.7	62
	Room 3	12.4	133
FIRST	Room 1	18.8	202
	Room 2	11.7	126
SECOND	Store 1	13.3	143
	Store 2	2.5	27
	W.C.	-	-
Total		149.5	1,611



## VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

## NAV

We are advised by the Land and Property Service that the current NAV for the subject is: **£4,950**

The commercial rate in pound is £0.578876

Note – LPS Small Business Rate Relief for premises with a NAV of less than £5,000 is 25%.

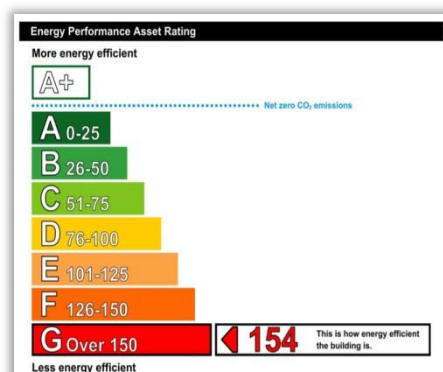
## LEASE DETAILS

TERM:	Negotiable
RENTAL:	£5,400 per annum.
REPAIRS/INSURANCE:	Effective internal repairing and insuring lease.

## SALES DETAILS

PRICE:	Offers Around £60,000
TITLE:	Assumed Freehold or Long Leasehold

## EPC (Energy Performance Certificate)







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## Further Information

O'Connor Kennedy Turtle  
20 – 22 Stable Lane  
Coleraine BT52 1DQ  
T +44 (0)28 7034 244  
E [coleraine@okt.co.uk](mailto:coleraine@okt.co.uk)

### Contact:

**Paul Woods**  
E [paul.woods@okt.co.uk](mailto:paul.woods@okt.co.uk)

**Henry Taggart**  
E [henry.taggart@okt.co.uk](mailto:henry.taggart@okt.co.uk)

Our Ref: HT/PW/C1110

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