



FOR SALE Impressive Town Centre Investment Property
19 – 21 Beresford Court,
Coleraine, BT52 1SU



OKT
O'CONNOR KENNEDY TURTLE

LOCATION

Coleraine is the main hub town of the Causeway Coast region and is well connected to the Province's main road and rail networks.

The subject is located centrally within the town, positioned off Beresford Road, which forms part of the busy one way system which operates in Coleraine Town Centre.

DESCRIPTION

This subject comprises a sizeable stand alone retail warehouse unit currently occupied by the retailer, Jolley's. The property benefits from a substantial area of dedicated customer car parking to the front a good deal of which is being sold with this investment.

The subject is currently held under a 5 year lease with 2.5 years remaining at a rental of £27,500 per annum. The tenant is well known nationally and has been in operation for many years.





ACCOMMODATION

Ground Floor	681.6 sq m	7,334 sq ft
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TENANCY DETAILS

TENANT	Jolley's
TERM	5 years from 1 February 2016
RENT	£27,500 per annum

NAV

19 – 21 Beresford Court	£18,600
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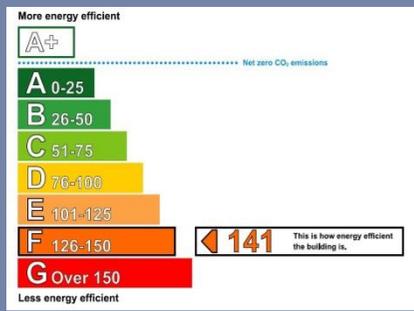
The commercial rate in the pound for 2018 / 2019 for Causeway Coast & Glens is 0.578876

SALES DETAILS

PRICE	Offers Over £295,000
TITLE	Assumed Freehold or Long Leasehold



EPC



VAT

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

FURTHER DETAILS



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