



TO LET Prominent Road Facing Showroom / Trade Counter Retail Unit
Units A7 & A8 Sperrin Business Park,
Ballycastle Road, Coleraine, BT52 2DH

Location / Description

Within easy access of the town centre and a short distance from the Ballycastle Road Roundabout on the town's eastern bypass network.

The unit is ideal for continued use as a trade counter retail unit, and fitted out to previous tenants specification as a showroom to this end.

There are large bays of communal parking to the front of the property within the well managed wider complex, which includes traders such as Morellis Ice Cream, Sally Hair & Beauty, Activity Toys, Rexel and others.

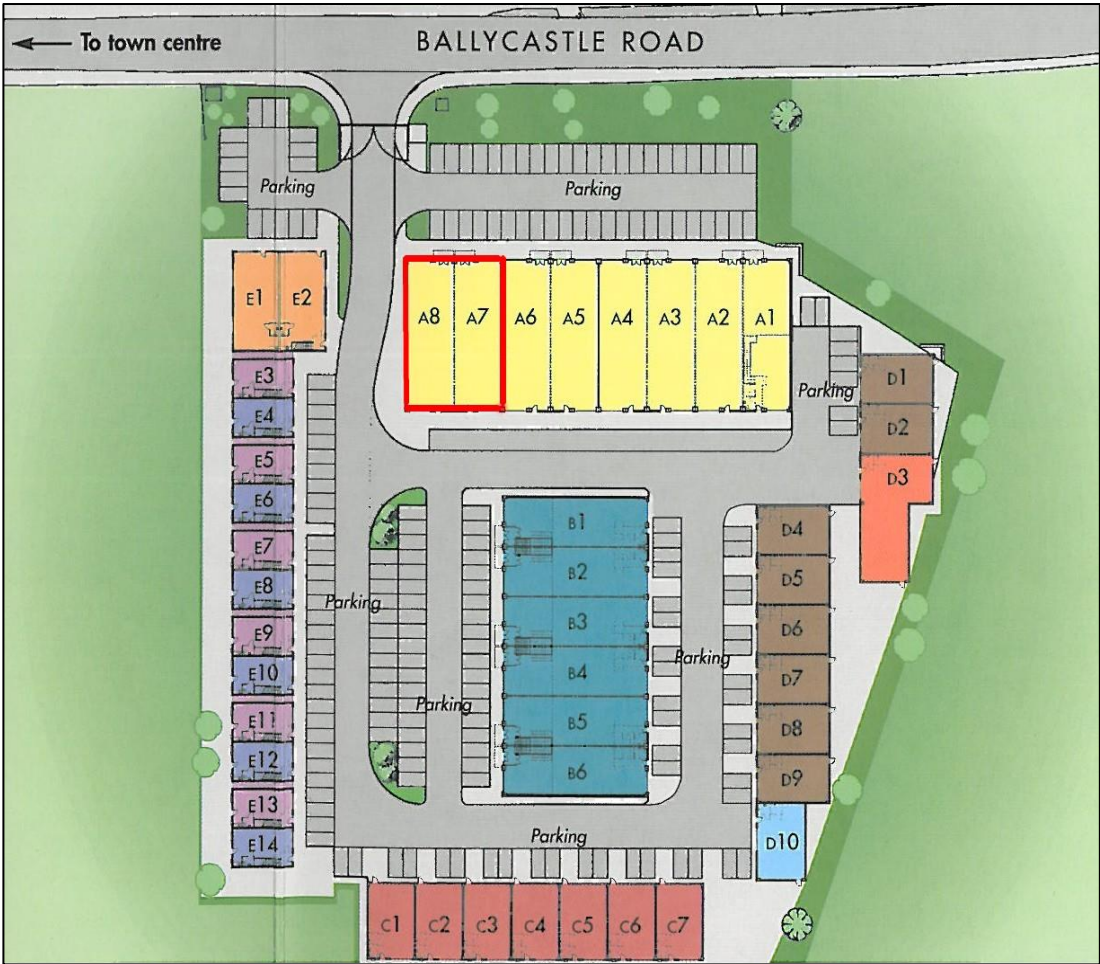
Available immediately - With road facing frontage and prominent placement to the Parks entrance, it would be unusual for a letting opportunity such as this to remain on the market for very long and we anticipate a strong level of demand so early engagement is advised.

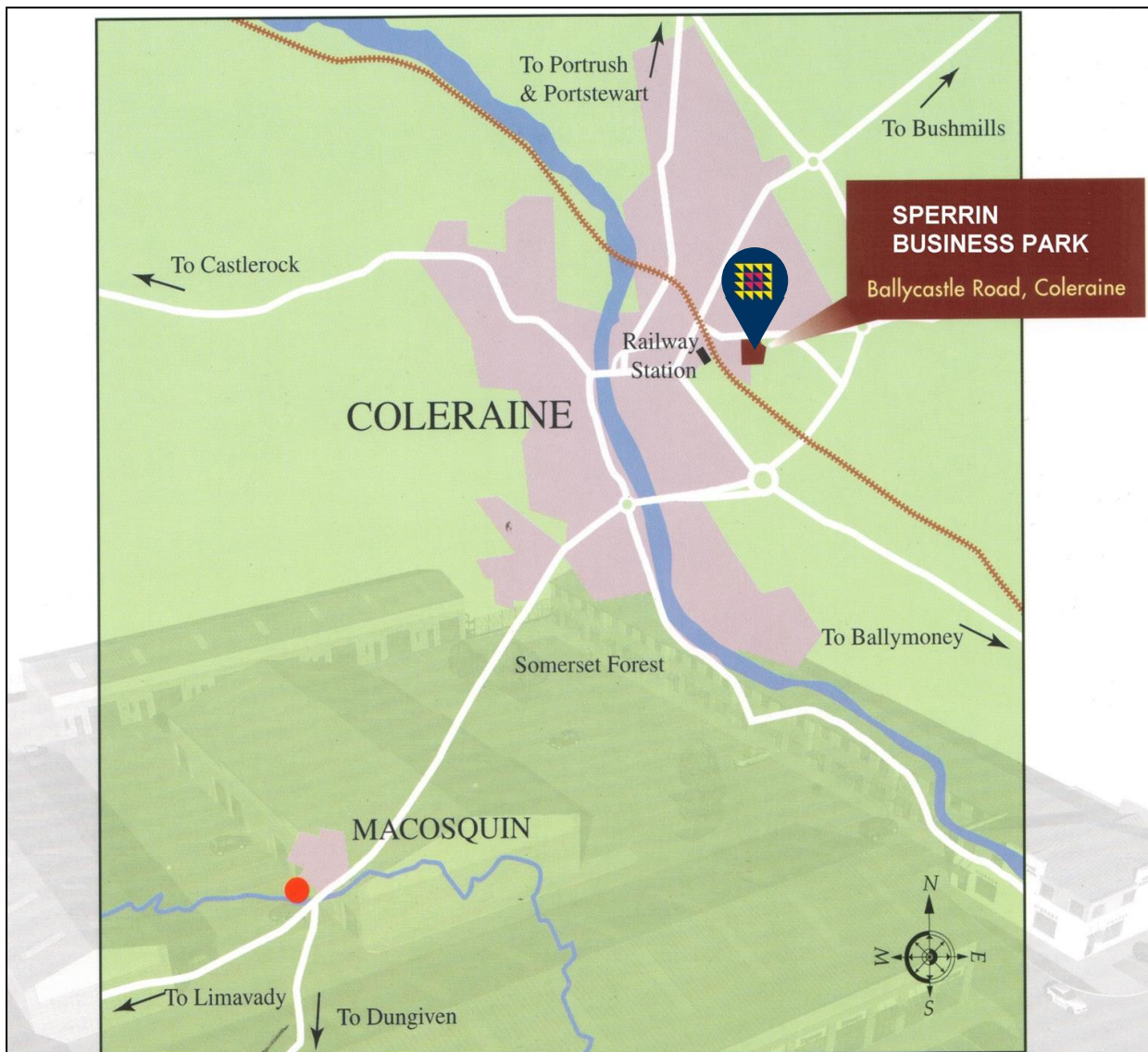
Accommodation

DESCRIPTION	AREA m²	AREA sq ft
Trade Counter Retail	381 sq m	4,100 sq ft

Lease Details

RENT:	£40,000 Per Annum + VAT
TERM:	15 years with Rent Reviews every 5 years.
SERVICE CHARGE	Tenant to pay directly to Management Company.
REPAIRS:	Tenant to repair and maintain the property.
INSURANCE:	Landlord to pay insurance and tenant to reimburse.





EPC



NAV

From our online searched we have determined the NAV for the property to be currently listed at £15,200. The commercial rate in the pound for Causeway Coast & Glens is £0.588556 in 2019 / 2020.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

VAT

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

Further Details / Viewing



OKT
O'CONNOR KENNEDY TURTLE

O'Connor Kennedy Turtle
20/22 Stable Lane
Coleraine
BT52 1DQ
T +44 (0)28 7034 4244

CONTACT: HENRY TAGGART | henry.taggart@okt.co.uk

Tel. 07989 552758

Our Ref: HT/PD/C4187

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.