



**TO LET** Centrally Located Town Centre Retail Unit ( 2,080 sq ft remaining )

**2-6 Stone Row, Coleraine, BT52 1EP**

# LOCATION

Coleraine is one of Northern Ireland's leading provincial towns located in the north west of the Province and situated c.56 miles north of Belfast and c.30 miles east of Londonderry. It has a primary catchment of 57,000 people and a wider catchment in excess of 125,000.

Coleraine provides the main commercial and retail facilities for the surrounding towns of Ballymoney, Portrush, Portstewart, Bushmills and the Causeway Coast Region. The town centre as such provides a prime focus for retail trade regionally as the capital of the Causeway Coast with over 2.0m visitors annually to the region. Coleraine is also home to the main campus of the University of Ulster with nearly 6,000 students and c.1,300 staff. The town has major road and rail links to all other parts of Northern Ireland providing excellent connection services for tourists, commuters and students.



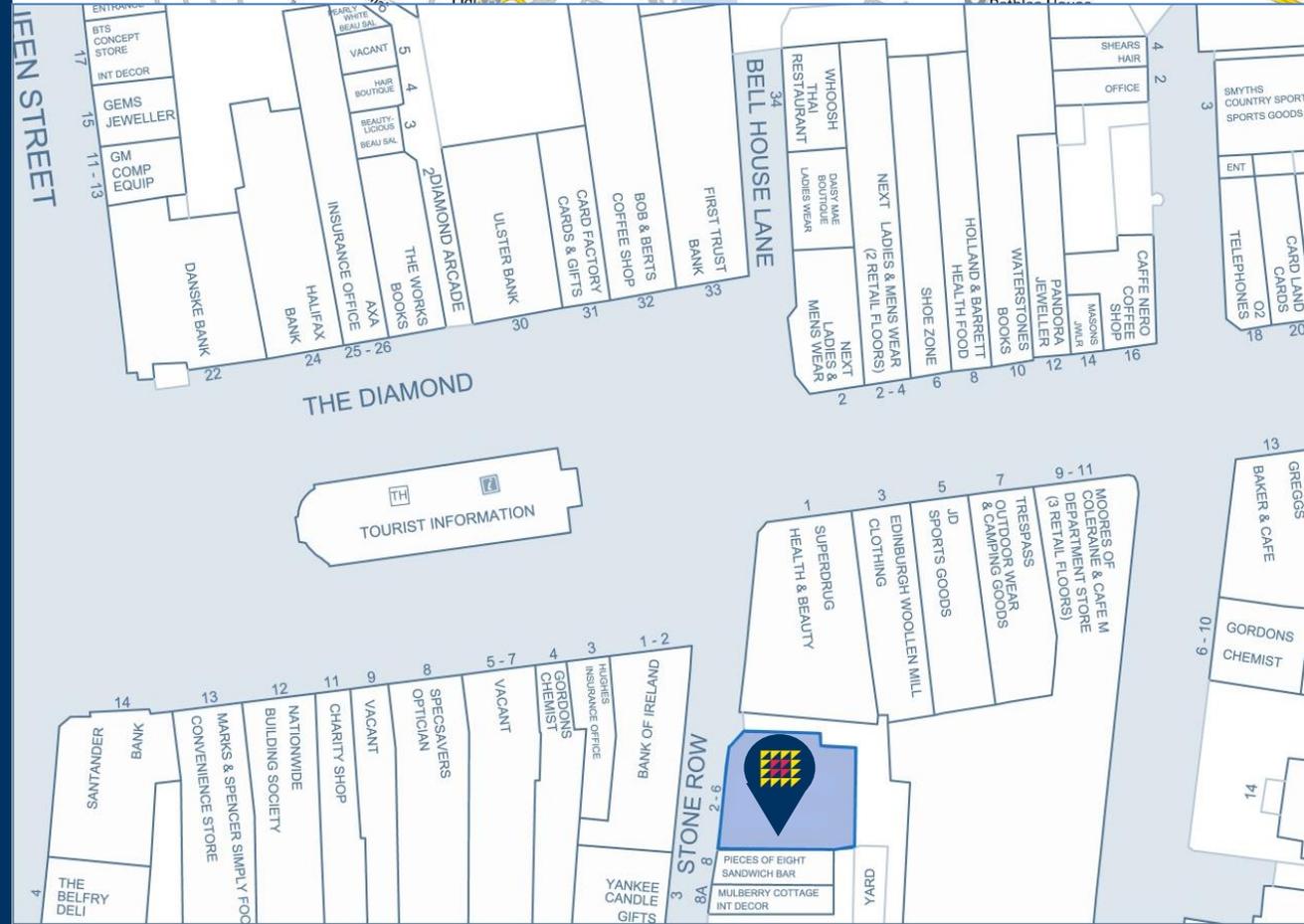
# DESCRIPTION

The subject property is located within a pedestrian area of the town on Stone Row off The Diamond Coleraine, the main retail hub of the town. The property benefits from ample parking facilities with both the Mall and Abbey Street car parks just a few minutes walk from the premises.

Nearby occupiers include, M&S Food, Next, Superdrug, Yankee Candle, Bank of Ireland, Trespass, Holland & Barrett and Gordons Chemist.

The property itself offers first floor retail accommodation and benefits from c. 18 metres return frontage onto Stone Row, with electric roller shutters. The current fit out consists floor to ceiling shelving and railing with solid wood floors, painted / wallpaper walls and spotlighting. The property also benefits from an air conditioning system. A degree of rear servicing is available to the property.

Ideal for a wide range of retailers or alternative town centre users subject to planning consent for change of use as needed.





# ACCOMMODATION

DESCRIPTION	AREA (M <sup>2</sup> )	AREA (SQ FT)
<b>GROUND FLOOR (LET)</b>		
Retail	154.3	1,661
Changing Room	7.9	85
Office	8.3	89
Kitchen	8.2	88
Store	11.1	119
WC	-	-
<b>FIRST FLOOR</b>		
Retail	176.2	1,897
Store	4.5	49
Store	12.5	134
<b>TOTAL</b>	<b>383.0</b>	<b>4,122</b>

# LEASE DETAILS

RENT: Ground Floor – LET  
 First Floor – Entirety £12,750 per annum  
 OR Willing to create artisan pods – monthly rents on application post partitioning scheme being completed if not let in it's entirety.

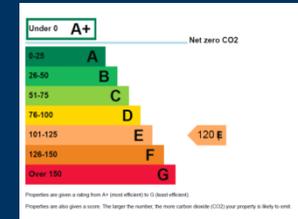
TERM: 10 Years with Rent review at 5<sup>th</sup> Year

REPAIRS : Tenant to repair and maintain .

INSURANCE: Tenant to reimburse Landlord for the Building Insurance premium.



## EPC (Rating – 120E)



## NAV

From our review of the Land and Property Service online website, the NAV for the entire property is £24,600. The commercial rate in the pound for 2020 / 2021 is £0.527603. NAV will be assessed according to partitioning. 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 may be subject to VAT.

## FURTHER DETAILS



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Our Ref: HT/RM/C4249

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.

### 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.