



FOR SALE Highly Accessible Office/Business Unit Extending to c. 1,260 Sq Ft (117.1 sq. m)
**Unit 3C Hillmans Court, Hillmans Way,
Ballycastle Road, Coleraine BT52 2DF**



LOCATION / DESCRIPTION

Situated midway between Coleraine town centre and the A2 Ring Road off the Ballycastle Road Roundabout junction to the east of the town centre, as such, easy to locate and access either way.

Set within a busy complex anchored by CEF and YESSS Electrical with North West Motor Factors and recently Screw Fix choosing this locality as their trading pitch within Coleraine.

The unit is currently very well finished as a Call Centre office environment over two floor levels and finished to include suspended ceilings with recessed lighting units, oil fired central heating system, unit security and ample parking with some designated allocation.

Vacant possession available late 2021 or earlier by negotiation. Existing occupant also willing to consider leaseback short term.

Please note that the property adjacent to the right can also for now be purchased or leased allowing if conjoined for a much larger office to be created if taking both units together of over 3,300 sq ft in total.

ACCOMMODATION

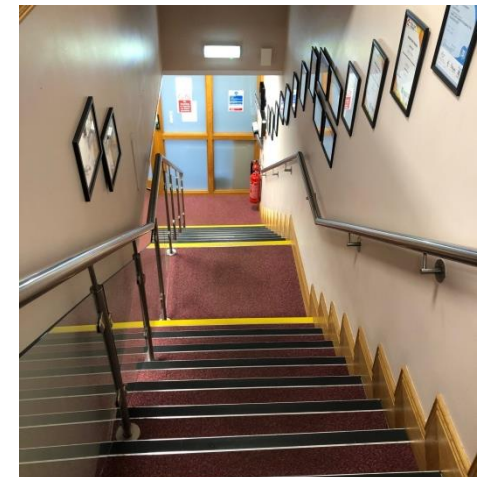
DESCRIPTION

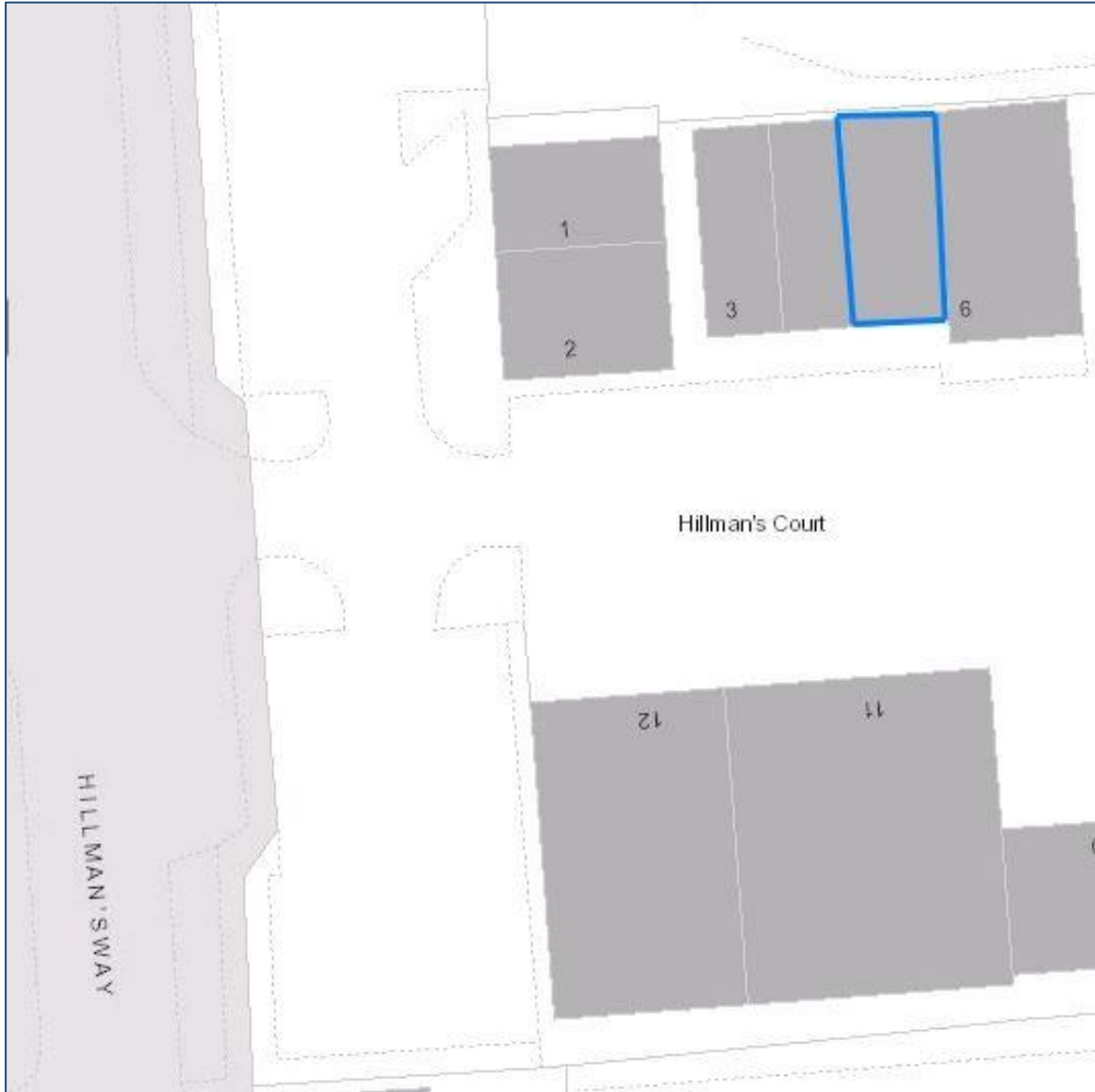
Ground Floor (including wc facilities)	59.5 sq. m	640 sq. ft.
First Floor	57.6 sq. m	620 sq. ft.
TOTAL:	117.1 Sq M	1,260 Sq Ft

SALES DETAILS

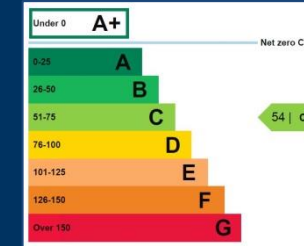
TITLE: Assumed freehold or long leasehold, subject to Ground Rent within a Management Company framework.

PRICE:: Offers Around £85,000





EPC



NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £7,250.

The commercial rate in the pound for 2019 / 2020 is £0.0588556.

Please note that all perspective purchasers 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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