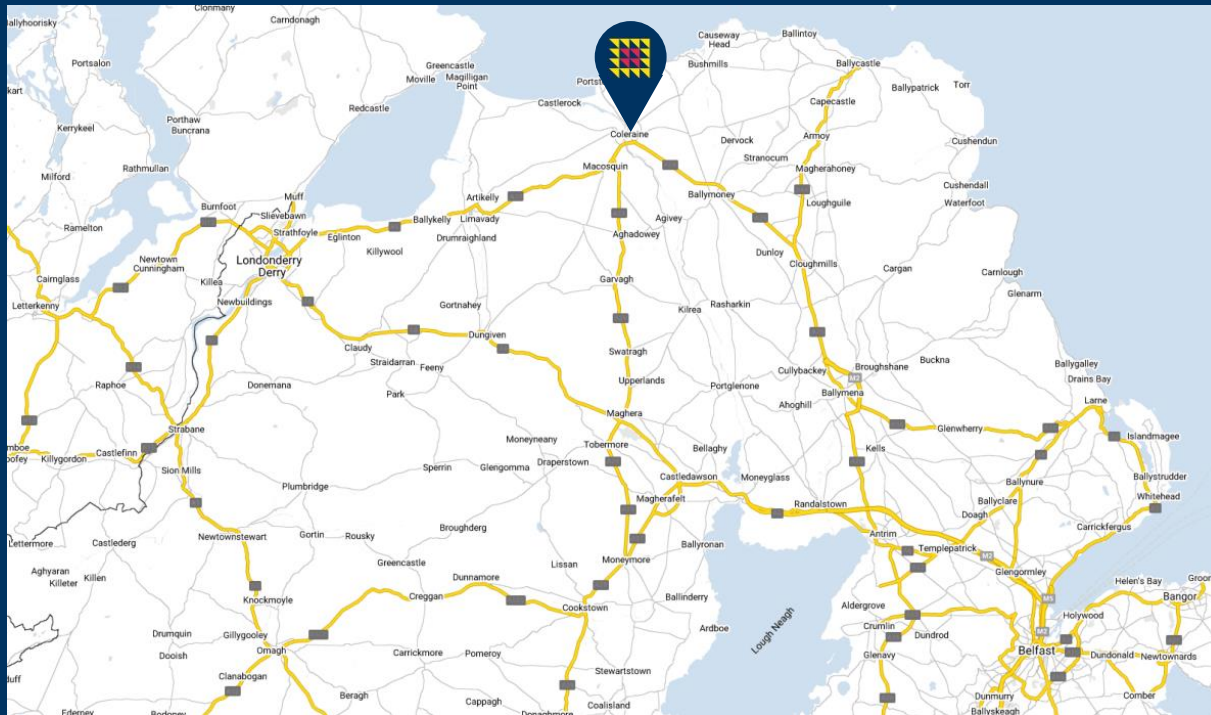




TO LET Prominent Town Centre retail unit extending to c. 5,389 sq ft

30 / 32 Church Street, Coleraine, BT25 1AR



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.

The subject itself is located within the main pedestrian area of the town. Surrounding retailers include Boots, Poundland, DV8, Greggs, Savers and the iconic Moores Department Store which facilitates a number of retailers including Dune, Crew Clothing, Miss Selfridge, Monsoon and Accessorize.



Travel Times

0.2 MILES FROM
THE MALL CARPARK
C. 4 MINS DRIVE

0.3 MILE FROM
ABBEY CARPARK
C. 5 MINS DRIVE

30 MILES FROM
DERRY CITY
C. 40 MINS DRIVE

56 MILES FROM
BELFAST
C. 1 HOUR 10 MINS DRIVE

DESCRIPTION

The subject property benefits from excellent double frontage onto Church Street and Church Lane respectively. Church Street together with the Diamond forms the main retail hub of the town which benefits from consistent heavy footfall. There are a number of town centre car parks in close proximity to the subject.

The subject offers extensive retail and storage accommodation arranged over ground and first floor. The property whilst ideal for continued retail use is also suited to alternative use subject to the necessary planning consent.

ACCOMMODATION

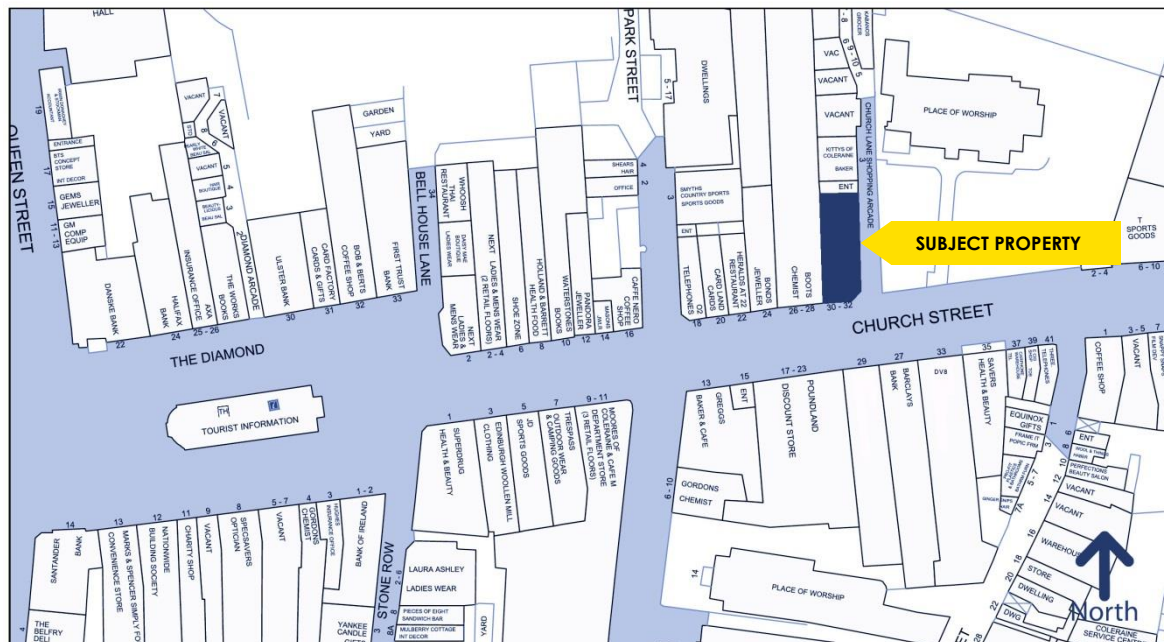
Description	Area sq m	Area sq ft
Ground Floor	257.2	2,767
First Floor	243.7	2,622
Total	500.9	5,389

NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £52,400. The commercial rate in the pound for 2020 / 2021 is £0.527603

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



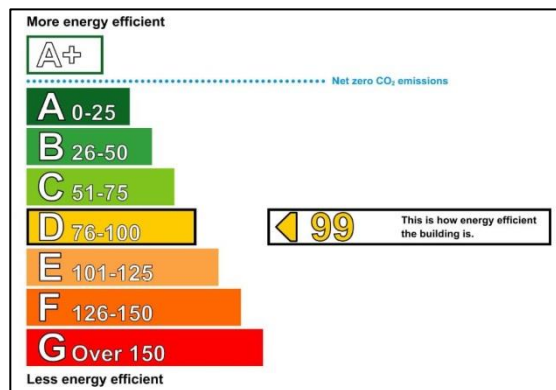


LEASE DETAILS

- RENT: Offers around £60,000 per annum
- TERM: Negotiable from 5 Years
- GENERAL: Lease to be held on full repairing and insuring basis. Tenant to pay rates.

VAT

All prices, charges and rentals are quoted exclusive of VAT, which may be payable



FURTHER DETAILS



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Our Ref: HT/RM/C1413

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/uk/si/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.