



**TO LET** Retail / Office Units within Old Court Market Development  
**Old Court Market, Castlerock Road,  
Coleraine BT51 3HP**



# LOCATION / DESCRIPTION

The subject is a well established neighbourhood trading complex which fronts the main Castlerock / Coleraine arterial route with a Health Centre and County Hall opposite and offers a multiplicity of opportunity.

Available units benefit from high levels of pedestrian traffic generated from the well established and busy Spar Convenience Store, Fuel Forecourt, ATM machine, Butchers, Off Licence, Hot Food Takeaway and Café

The units are suited to a variety of users to include retail, professional offices, medical, leisure etc, subject to necessary consents being obtained.

Communal car parking available on site for visiting traffic.

## ACCOMMODATION

### UNIT 1 OLD COURT MARKET – Ground Floor Retail Unit

Retail	117.8 sq. m	1,268 sq. ft
Kitchen Station	2.70 sq. m	29 sq. ft
W.C	-	-
	<b>120.50 sq. m</b>	<b>1,297 sq. ft</b>

### UNIT 9 OLD COURT MARKET – First Floor Office Suite

Main Office	46.28 sq. m	498 sq. ft
Office	48.75 sq. m	525 sq. ft
Office	8.99 sq. m	97 sq. ft
Kitchen Station	3.62 sq. m	39 sq. ft
	<b>107.64 sq. m</b>	<b>1,159 sq. ft</b>

## LEASE DETAILS

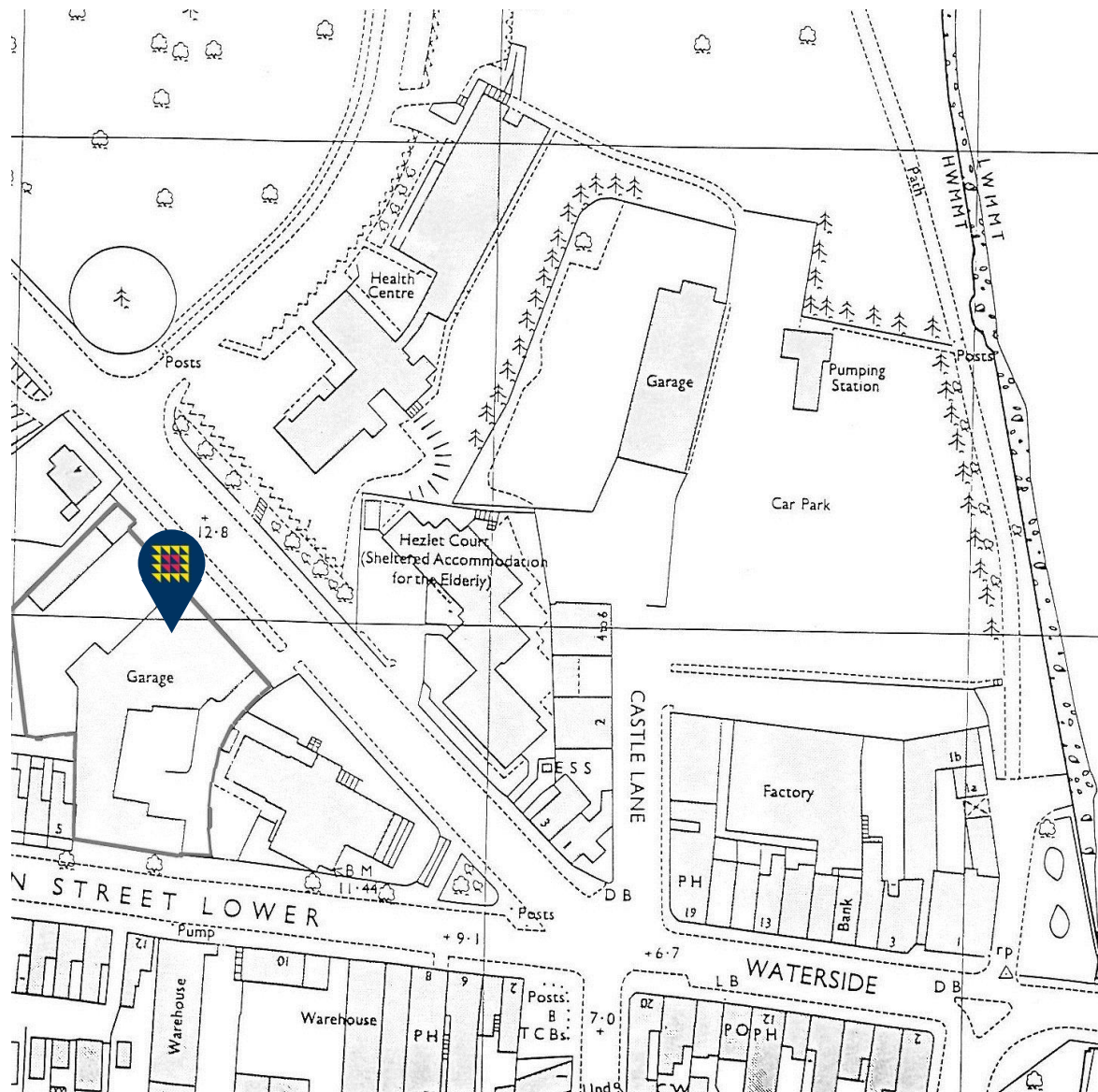
<b>RENTAL:</b>	<b>Unit 1:</b> £12,500 per annum <b>Unit 9:</b> £8,000 per annum
<b>TERM:</b>	By negotiation
<b>REPAIRS/INSURANCE:</b>	Tenant responsible for internal repairing liability and shop frontage
<b>SERVICE CHARGE:</b>	TBC



Unit 1



Unit 9



## 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/uksl/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.

## NAV

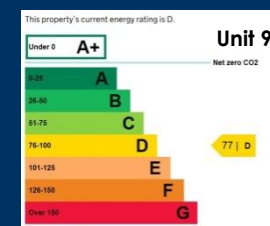
From our review of the Land and Property Service online website, the NAV for the subject property is as follows:

1 Old Court Market	Shop	£11,900
9 Old Court Market	Office (1 <sup>st</sup> Floor)	£6,250

The commercial rate in the pound for 2020 / 2021 is £0.0.527603.

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

## EPC



## VAT

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

## FURTHER DETAILS



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Our Ref: HT/SB/C4304

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.