



**TO LET** First Floor Central Office Suite Available By Way Of Sub Lease  
**5A Stone Row, Coleraine, BT52 1EP**

# LOCATION / DESCRIPTION

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.

The subject is located near the town centre providing a wide range of retail offerings, complimented by professional services and office users. This street runs directly onto The Diamond and Church Street, Coleraine's main retail pitch. Internally the property is fitted with economy 7 heating, suspended ceiling and recessed lighting, it is also fitted with a kitchen which can be used as the staff area.

Nearby occupiers include Stable Boutique, Superdrug, Bank of Ireland, MPA Recruitment and NI Hospice shop

Available immediately for viewing.

## ACCOMMODATION

First floor	92.0 sq. m	990 sq. ft
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## LEASE DETAILS

RENTAL: £7,000 per annum

TERM: Negotiable from 3 years

REPAIRS / INSURANCE: Full repairing and insuring. The tenant is responsible for the internal and external repairs by way of service charge liability and to reimburse the landlord with a fair proportion of the buildings insurance – calculated on a pro-rata basis.

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





### 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.

# NAV

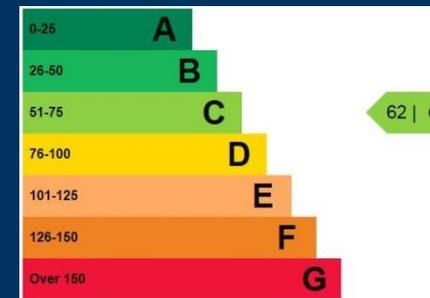
From our review of the Land and Property Service online website, the estimated NAV for the subject property is £6,607

The commercial rate in the pound for 2020 / 2021 is £0.527603

**NOTE: Due to the COVID-19 crisis the unit qualifies for a business rates holiday for the 2021/2022 financial year.**

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

# EPC



# FURTHER DETAILS



**OKT**  
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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.