



OKT
O'CONNOR KENNEDY TURTLE

TO LET CENTRAL OFFICE / RETAIL GROUND FLOOR UNIT
22 New Row, Coleraine, BT51 1AF

LOCATION / DESCRIPTION

The subject is well located on New Row, one of the main pedestrian feeder streets in the town centre, linking Tesco and two main car parks to Church Street, the prime retail core of the town.

The unit currently offers open plan and private office accommodation arranged over ground floor to include WC and kitchen facilities.

Numerous professional offices are also based in New Row including estate agents, solicitors, post office, etc.

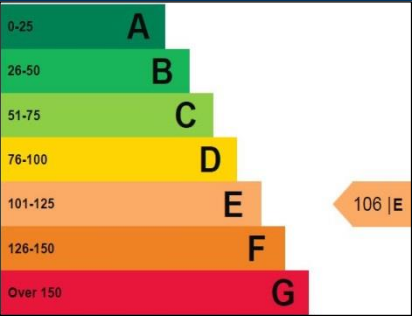
The subject would be suitable for a range of uses subject to the necessary planning consents.

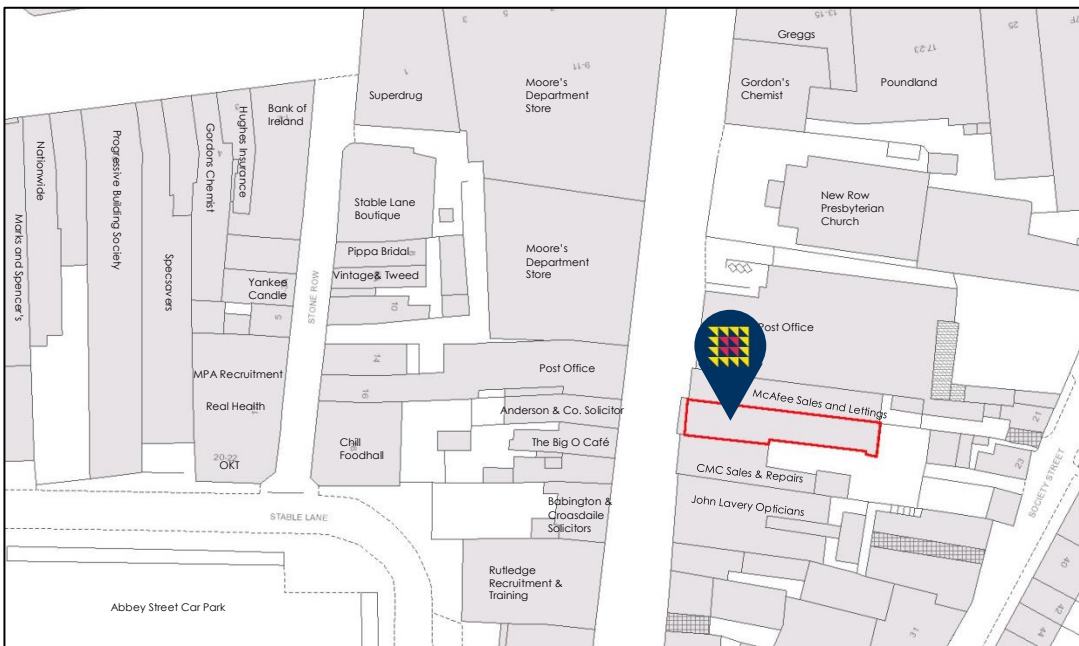
Available immediately.

ACCOMMODATION

DESCRIPTION	AREA sq ft	AREA sq m
Reception / Open Plan Office	559	51.9
Private Office 1	89	8.3
Private Office 2	122	11.3
Store	69	6.4
WC Facilities	-	-
TOTAL	839	77.9

EPC





LEASE DETAILS

RENTAL:	£11,000 per annum
TERM / RENT REVIEW:	From 3 years.
REPAIRS:	Tenant to repair and maintain
INSURANCE:	Tenant to reimburse Landlord for the building insurance premium

NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £9,200.

The commercial rate in the pound for 2021 / 2022 is £0.0533783

NOTE: Due to the COVID-19 crisis the unit may qualify 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.

VAT

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

FURTHER DETAILS



OKT
O'CONNOR KENNEDY TURTLE

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CONTACT:

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Our Ref: HT/PD/C4283

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/ukfsi/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.