



**OKT**  
O'CONNOR KENNEDY TURTLE

**TO LET** Centrally Located Retail Unit fronting busy thoroughfare

**32 Railway Road, Coleraine, BT52 1PE**

# LOCATION / DESCRIPTION

The subject is well located within Coleraine town centre having excellent frontage onto Railway Road which leads from the bus and rail station into the town centre. There is on street car parking to the front of the building and additional customer parking provided by the Railway Place pay and display carpark opposite the shop.

Neighbouring occupiers include Mandarin Palace, S & T Moore, Harrison Fashion, Subway and Iceland.

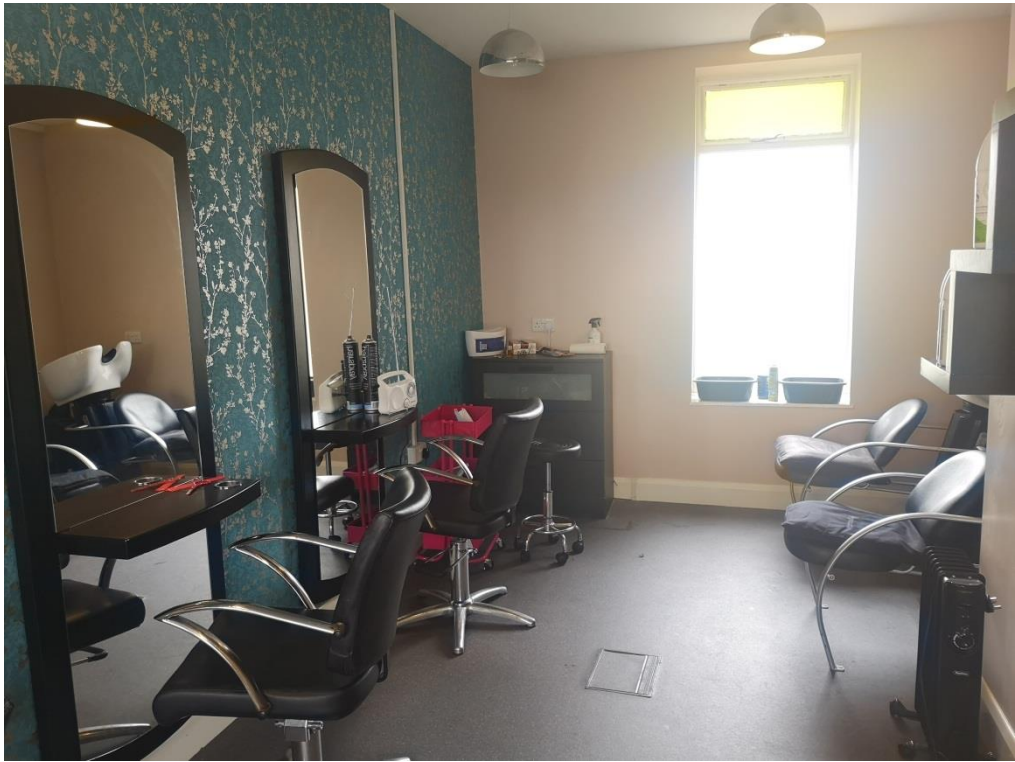
The property offers retail accommodation with storage / staff facilities at basement level.

The shop was most recently in use as a hair salon which is reflected in the current fit out. However the property would also be suitable for a range of uses subject to the necessary planning consents as required.

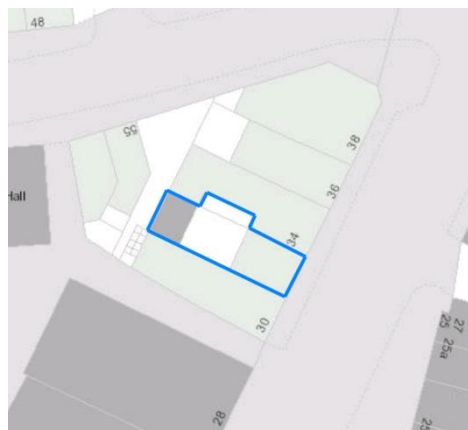
The unit is secured by an electric roller shutter door on the shop front.

# ACCOMMODATION

DESCRIPTION	AREA ( m² )	AREA ( sq ft )
GROUND FLOOR		
Retail Accommodation	30	323
WC Facilities	-	-
BASEMENT		
Storage	18.6	200
TOTAL	48.6	523







## 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/uksi/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.

## LEASE DETAILS

RENT: £4,200 per annum  
 TERM: Negotiable from 3 years  
 REPAIRS / INSURANCE: Effective internal repairing and insuring lease

## NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £4,100. The commercial rate in the pound for 2021 / 2022 is £0.533783.

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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Our Ref: HT/RM/C2646

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.