



TO LET Centrally Located Café / Retail Unit, Extending to c. 617 Sq. Ft (57 sq. m)
11 Abbey Street, Coleraine BT52 1DS

LOCATION / DESCRIPTION

Abbey Street is one of Coleraine's main approach streets into the town centre from the busy Abbey Street Car park. Surrounding retail occupants include R&R hairdressing, McAtamneys Butchers, Belfrey Deli, Open & Direct Insurance and Louise McKeague Opticians.

The premises is ideal for a starter or growing business suitable for a wide range of Café / retail or others (subject to planning if needed).

The unit provides ground floor cafe together with kitchen and toilet facilities.

Available Immediately.

ACCOMMODATION

Description	Area m²	Area sq ft
Seating Area	24.15	260
Servery Area	21.15	228
Kitchen	10.73	115
Store	1.28	14
W.C		
TOTAL	57.31	617

LEASE DETAILS

TERM:	Negotiable from 3 years
RENTAL:	£6,750 per annum exclusive
REPAIRS/INSURANCE:	Internal repairs & building insurance contribution.





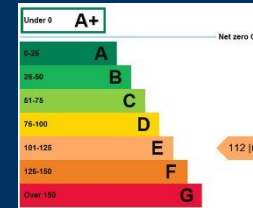
Customer Due Diligence

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.

EPC (E112)



NAV

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

11 Abbey Street £6,650

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



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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.