



TO LET Centrally Located First & Second Floor Office / Storage Rooms
27A Church Street, Coleraine, BT52 1AW

LOCATION / DESCRIPTION

The subject itself is located within the main pedestrian area of the town. Surrounding retailers include Boots, Poundland, DV8, Greggs, Savers and the iconic Moores Department Store which facilitates a number of retailers including Dune, Crew Clothing, Miss Selfridge, Monsoon and Accessorize.

The premises formerly in use as a tailor for many decades is now cleared and ready for alternative commercial use either as offices with some redecoration or perhaps for shop storage.

The unit provides first and second floor accommodation together with basic facilities at present.

ACCOMMODATION

FIRST FLOOR	Sq M	Sq FT
Reception	25.88	278
Sewing Room	35.24	379
Store	9.12	98
SECOND FLOOR		
Store	11.63	125
Store	5.04	54
W.C	-	-

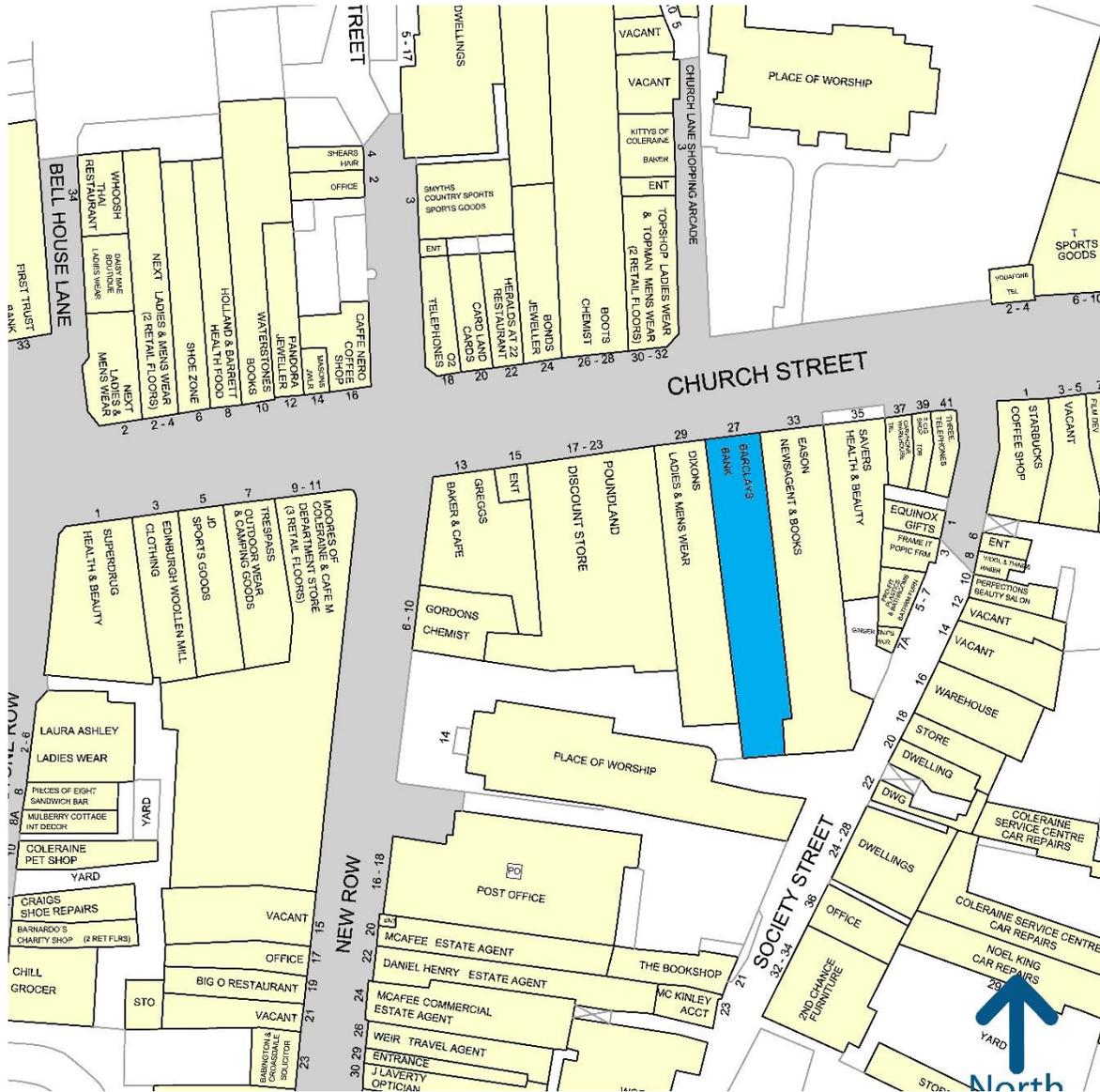
LEASE DETAILS

TERM: Negotiable

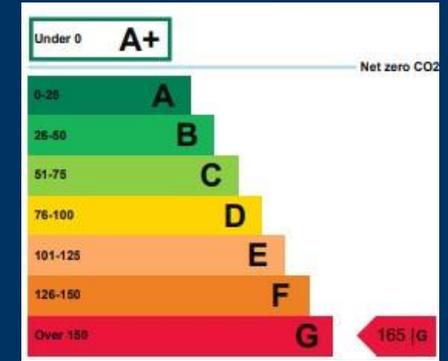
RENTAL: Asking £4,000 per annum

REPAIRS/INSURANCE: Tenant will be responsible for internal and external repairs to their section of the building and commit to reimburse the landlord in respect of the annual building insurance premium on a proportional basis.





EPC (165 | G)



NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £1,650

The commercial rate in the pound for 2021 / 2022 is £0.533783

Please note that all prospective 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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Our Ref: HT/SB/C437

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.

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.