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TO LET

## First Floor, 2 - 6 Stone Row, Coleraine, BT52 1EP

Centrally Located Town Centre Retail Unit extending to 193.2 m<sup>2</sup> (Suitable for alternative uses STPP)

# LOCATION

Coleraine provides the main commercial and retail facilities for the surrounding towns of Ballymoney, Portrush, Portstewart, Bushmills and the Causeway Coast Region.

The subject is located within a pedestrian area of the town on Stone Row off The Diamond Coleraine, the main retail hub of the town. The property benefits from ample parking facilities with both the Mall and Abbey Street car parks just a few minutes walk from the premises.

# DESCRIPTION

The property offers modern first floor retail accommodation and benefits from c. 18 metres return frontage onto Stone Row, in a location that had good visibility to and from the main thoroughfare of The Diamond.

Ideal for a wide range of retailers or alternative town centre users subject to planning consent if required.

## FIRST FLOOR

## AREA (M<sup>2</sup>)

Retail Area	176.2
Store Room 1	4.5
Store Room 2	12.5
Incorporating Kitchenette & W.C Facilities	-

## TOTAL ACCOMMODATION

193.2

## 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.

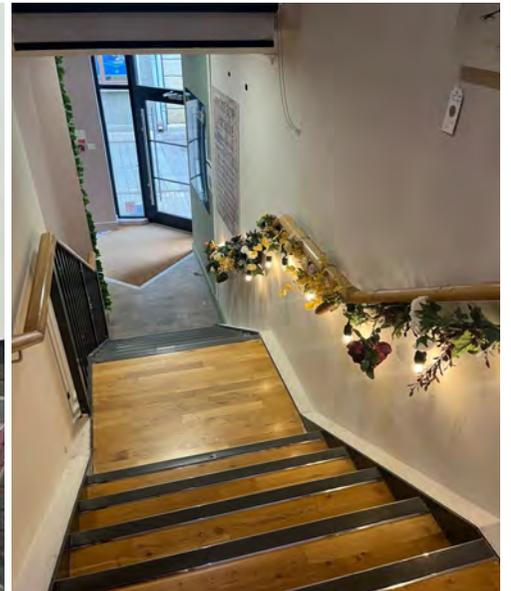
REF: C4249





# First Floor, 2 - 6 Stone Row, Coleraine

Modern First Floor Retail Accommodation



# LEASE DETAILS

RENT:	£12,000 per annum
TERM:	From 3 years
REPAIRS / INSURANCE:	Effective full internal repairing and insuring lease
SERVICE CHARGE:	Additional charges apply in terms of Service Charge to include building insurance, security, management and cleaning. Charged on a proportional basis.
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

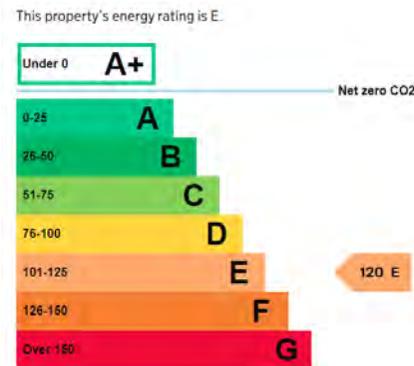
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## NAV (RATES PAYABLE)

NAV: £13,600

Estimated rates payable in accordance with LPS Website:  
£7,963

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



## FURTHER INFORMATION

### O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.