



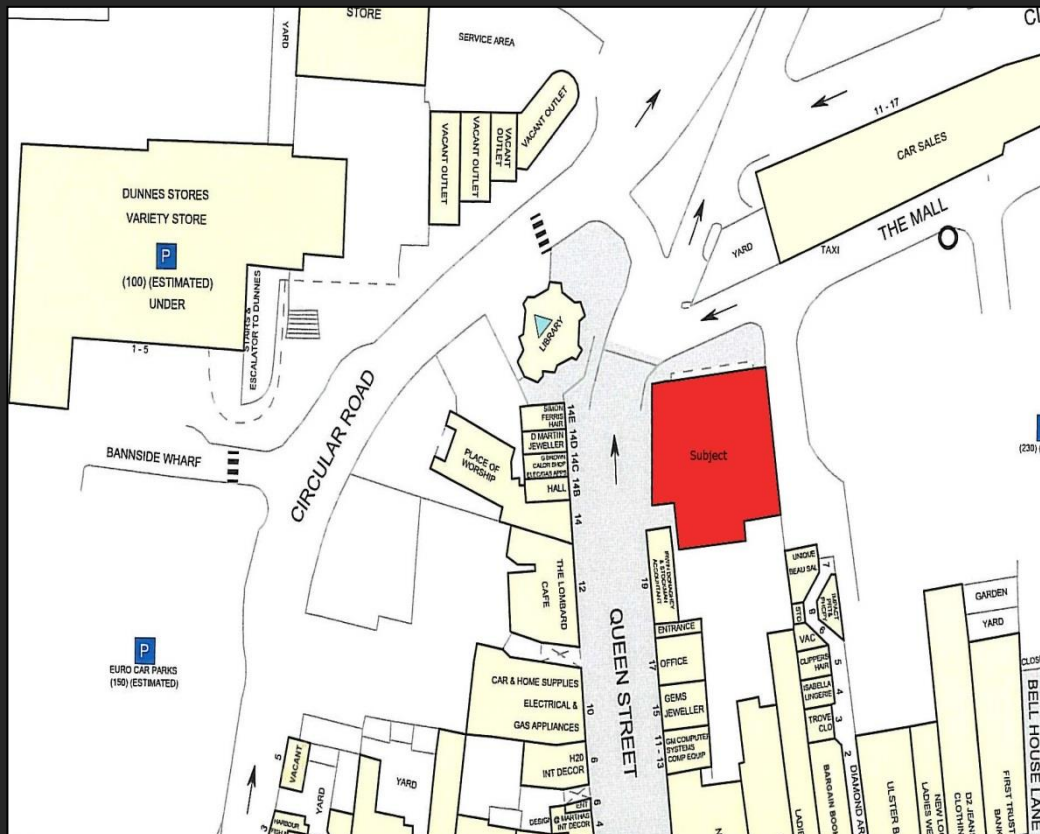
OKT
O'CONNOR KENNEDY TURTLE

TO LET

**Extensive Town Centre
Commercial Unit
c. 8,416 sq ft (775m²)**

**25/27 Queen St
Coleraine
BT52 1BG**





Location & Description

Situated on the corner of Queen Street and The Mall, this well portioned retail property is highly accessible to both the towns central pedestrian area and also passing traffic, set as it is on the edge of the Mall car park and also convenient to Dunnes car park and store.

Substantive floor space provided within the subject unit which is ideal for a range of retail or alternative commercial uses (subject to planning where required)

Nearby occupiers include Dunnes Stores, Sports Direct, Bishops Shoes, Marks & Spencer, Lost & Found Café and Car and Homes.

Accommodation

Floor Level	Description	M²	Sq Ft
Ground Floor	Trading Area	697.0	7,500
First Floor	Ancillary	86.3	929

Total	783.3 m ²	8,429 sq ft
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NAV

Current NAV for the property is £36,500 which is to be taken against a local Borough rate in the pound for 2016 / 17 of £0.568776.

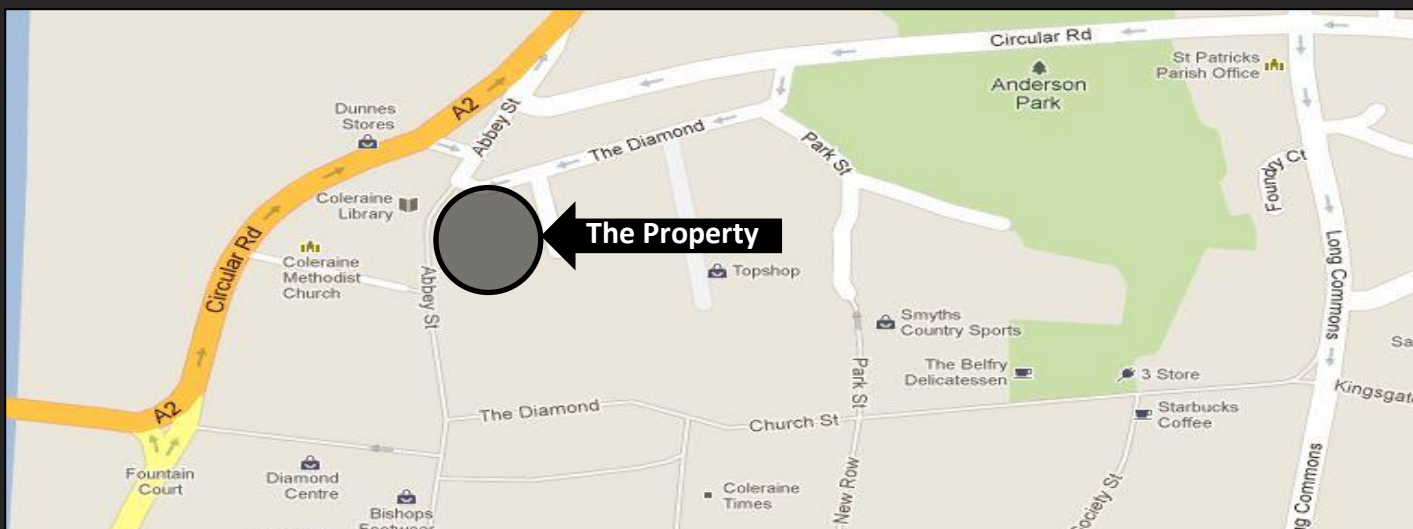
VAT

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

55 MILES FROM BELFAST

46 MILES FROM DERRY

No formal discussions have been undertaken at this stage with the Planning Service as to alternative uses as opposed to the existing retail use going forward. However subject to planning the property would lend itself to leisure, office or hospitality sector purposes with some adaptation.



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.



LEASE DETAILS

RENT:	Offers invited
TERM:	From 5 years with rent reviews as appropriate
INSURANCE :	Landlord to pay and Tenant to reimburse annually in respect of Building Insurance.
REPAIRS :	Tenant to be responsible for all repairs and maintenance both internally and externally.
INCENTIVES:	On Application

EPC



VIEWING DETAILS

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