



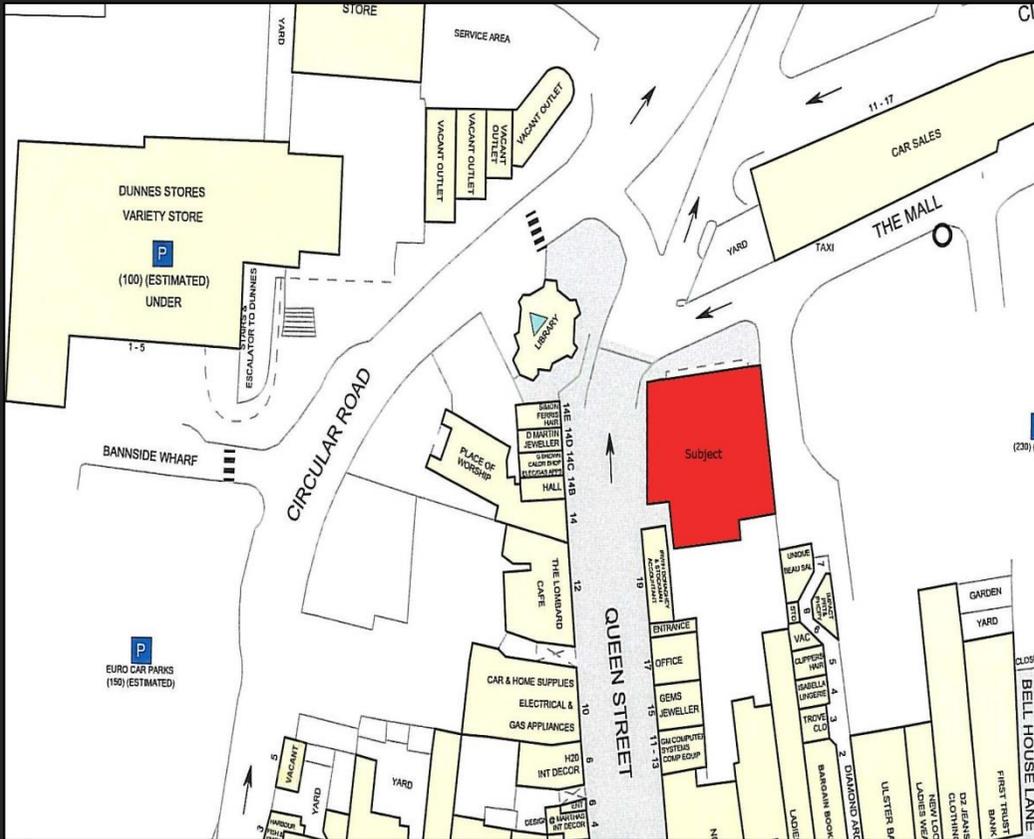
OKT
O'CONNOR KENNEDY TURTLE

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	M ²	Sq Ft
Ground Floor	Trading Area	697.0	7,500
First Floor	Ancillary	86.3	929

Total 783.3 m² 8,429 sq ft

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.

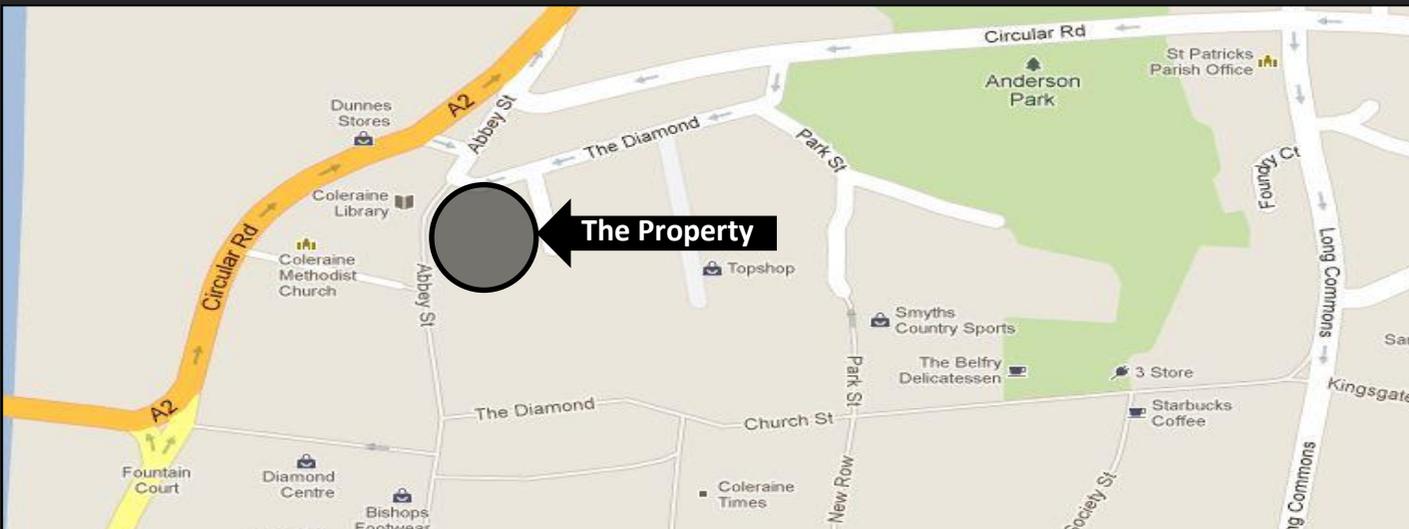
VAT

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.



LEASE DETAILS

RENT: Offers invited

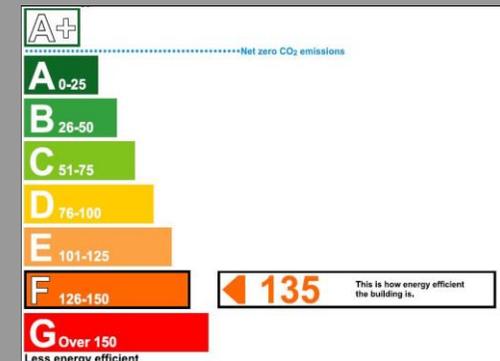
TERM: From 5 years with rent reviews as appropriate

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

O'Connor Kennedy Turtle
 20/22 Stable Land, Coleraine
 BT52 1XP
 Tel . 028 7034 4244

Contact : Henry Taggart
 E : Henry.Taggart@okt.co.uk
 M: 07989 5527578

Our Ref : C3222

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