



**17 Bridge Street
Coleraine
BT52 1DR**

Opportunity to acquire a long
established family business operation

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD T: +44 (0)28 9024 8181 F: +44 (0)28 9024 8188 E: belfast@okt.co.uk

Northern Office: 20 - 22 Stable Lane, Coleraine BT52 1DQ T: +44 (0)28 7034 4244 F: +44 (0)28 7034 4949 E: coleraine@okt.co.uk

Partner: Brian Kennedy FRICS FCI Arb, Brian Turtle MRICS, Mark Patterson MSc MRICS, Iain McCabe BSc (Hons) MRICS, Ross Sweeney (Hons) MA MRICS
Associates: Tracy Moffett BSc (Hons) MRICS, Henry Taggart BSc (Hons) MRICS, Alan McKinstry BSc (Hons) MRICS, Michael Burke BSc (Hons) MRICS

Location / Description

Opportunity to acquire one of Coleraine's longest established business interests in what is perhaps the town's most unique and intriguing property.

Originally opened as a Home Décor shop in 1947, the business now predominantly centres around Picture Framing, Arts & Craft supplies incorporating an Art Gallery at first floor level.

Situated right in the heart of Bridge Street, just below The Diamond and the Town Hall, the setting is ripe for continued and extended trade over the years to come with the fresh input of a new owner.

Currently leased annually, but owners are willing to grant a new 3 year lease to suitable applicants.

Viewing by appointment only.

Accommodation Details

FLOOR		AREAS	
GROUND	Shop	57.0 sq m	(614 sq ft)
	Stores	28.8 sq m	(310 sq ft)
FIRST	Gallery	18.9 sq m	(203 sq ft)
	2 Stores	12.6 sq m	(136 sq ft)
BASEMENT	Stores	23.1 sq m	(249 sq ft)
	2 No. wc's	-	-
	Store (low headroom)	46.5 sq m	(500 sq ft)

Lease Details

TERM:	Over Holding – landlord willing to renew.
PASSING RENT:	£6,000 per annum + Vat
REPAIRS/INSURANCE:	Effective full repairing and insuring lease

Sales Details

BUSINESS:	£28,000 for equipment, fixtures, fittings and goodwill
STOCK:	Figure to be confd - c. £30,000
ACCOUNTS:	Available for review at owner's discretion.

N.A.V

We are advised by the Land and Property Service that the current NAV for the subject is: £5,600. The commercial rate in pound is £0.573976.

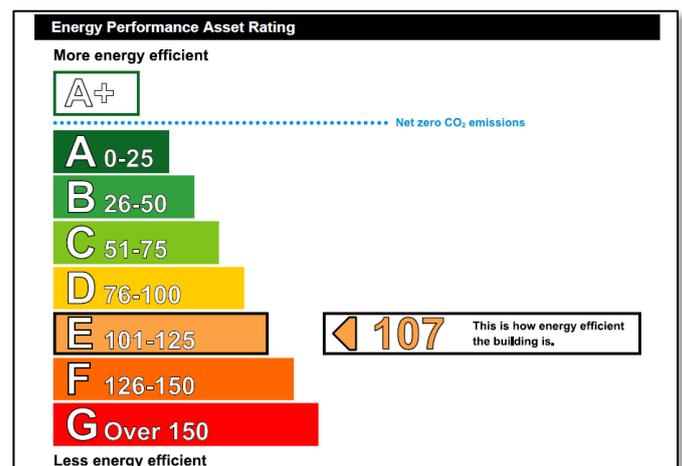
Note – LPS Small Business Rate Relief for premises with a NAV of more than £5,000, but less than £15,000 is 20%.



VAT

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

EPC (Energy Performance Certificate)



Viewing / Further Details

O'Connor Kennedy Turtle
20 - 22 Stable Lane
Coleraine BT52 1DQ

Contact:

Henry Taggart
E Henry.Taggart@okt.co.uk
M 07989 552 758

Our Ref: HT/PD/C3484

