

**OK  
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**TO LET**  
7034 4244  
Commercial  
Space  
**OKT**

**BUY / SELL  
PAIR · EXCHANGE**

**1 HOUR  
SERVICE**

**We  
repair**

NO PART IN STOCK  
3 MTH WARRANTY



**TRENDS**

028 703 54403  
hairdressing & beauty

**TRENDS**  
hairdressing  
& beauty

**OPENING HOURS**  
Closed  
9:30 - 5  
9:30 - 5  
9:30 - 5  
9:00 - 6  
9:00 - 4

**NO PARKING  
PLEASE**  
ACCESS REQUIRED  
7 DAYS A WEEK

**TO LET**

# 32F New Row, Coleraine BT52 1AF

Centrally located retail unit extending to c. 1,089 sq ft (c. 101 m<sup>2</sup>)

# LOCATION

Coleraine is one of Northern Ireland's leading provincial towns located in the north west of the Province, situated c.56 miles north of Belfast and c.30 miles east of Londonderry.

New Row is one of Coleraine's main approach streets into the town centre, occupiers include Post Office, Moore's and Gordon's Chemist.

Numerous professional offices are also based in New Row, i.e. estate agents, solicitors etc. The property is also situated adjacent to 2 of the town's main car parks facilitating ease of access.

# DESCRIPTION

The premises is ideal for a starter or growing business suitable for a wide range of retail / office users or other (subject to planning if required).

The unit provides ground floor retail / office accommodation with ancillary facilities.

Available immediately further details from letting agents.

# ACCOMMODATION

## DESCRIPTION

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

## AREA (SQ FT)

Retail Area	93	1,001
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Kitchen	8.2	88
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<b>TOTAL ACCOMMODATION</b>	<b>101.2</b>	<b>1,089</b>
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## 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: C2593



# LEASE DETAILS

RENT: £6,000 per annum  
TERM: From 3 years  
REPAIRS / INSURANCE: Effective full repairing and insuring lease  
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.

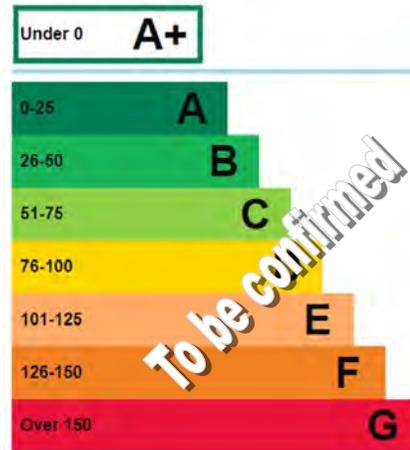
## NAV (RATES PAYABLE)

NAV: £8,100

Estimated rates payable in accordance with LPS Website: £4,742.40

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

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



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

### 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.