



Instinctive
Excellence
in Property.

To Let

Commercial Unit
c. 1,566 sq ft (145.5 sq m)

2 Queen Street
Coleraine
BT52 1BE

CAFE/RETAIL



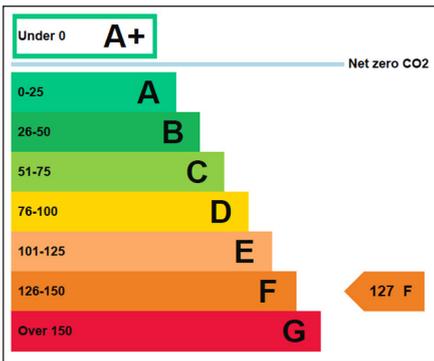
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EPC



Location

Coleraine is located at the Northwest of the Province approximately 56 miles from Belfast and 30 miles from Londonderry. The available unit is situated off The Diamond which is at the heart of Coleraine's commercial centre and is accompanied by a mix of local and national traders.

Current occupiers include Santander, Bob & Berts, Café Nero and Bishops Footwear.

Description

The premises is arranged over ground and first floor and was previously occupied as a café but would be available for a range of uses.

The finish of the premises includes:

- Painted / plastered walls
- A mix of original brick / part tiled wall
- Herringbone feature throughout / tiled flooring
- Electric heating
- Installed alarm system

The accommodation also includes WC and kitchen facilities.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	756	70.20
First Floor	810	75.30
Total Net Internal Area	1,566	145.50

Lease Details

Rent: Price on application
Term: Negotiable

Incentives available subject to lease length and covenant strength

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £10,100
Rate in the £ for 2023/2024: £0.555325
Estimated rates payable: £5,608.78

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

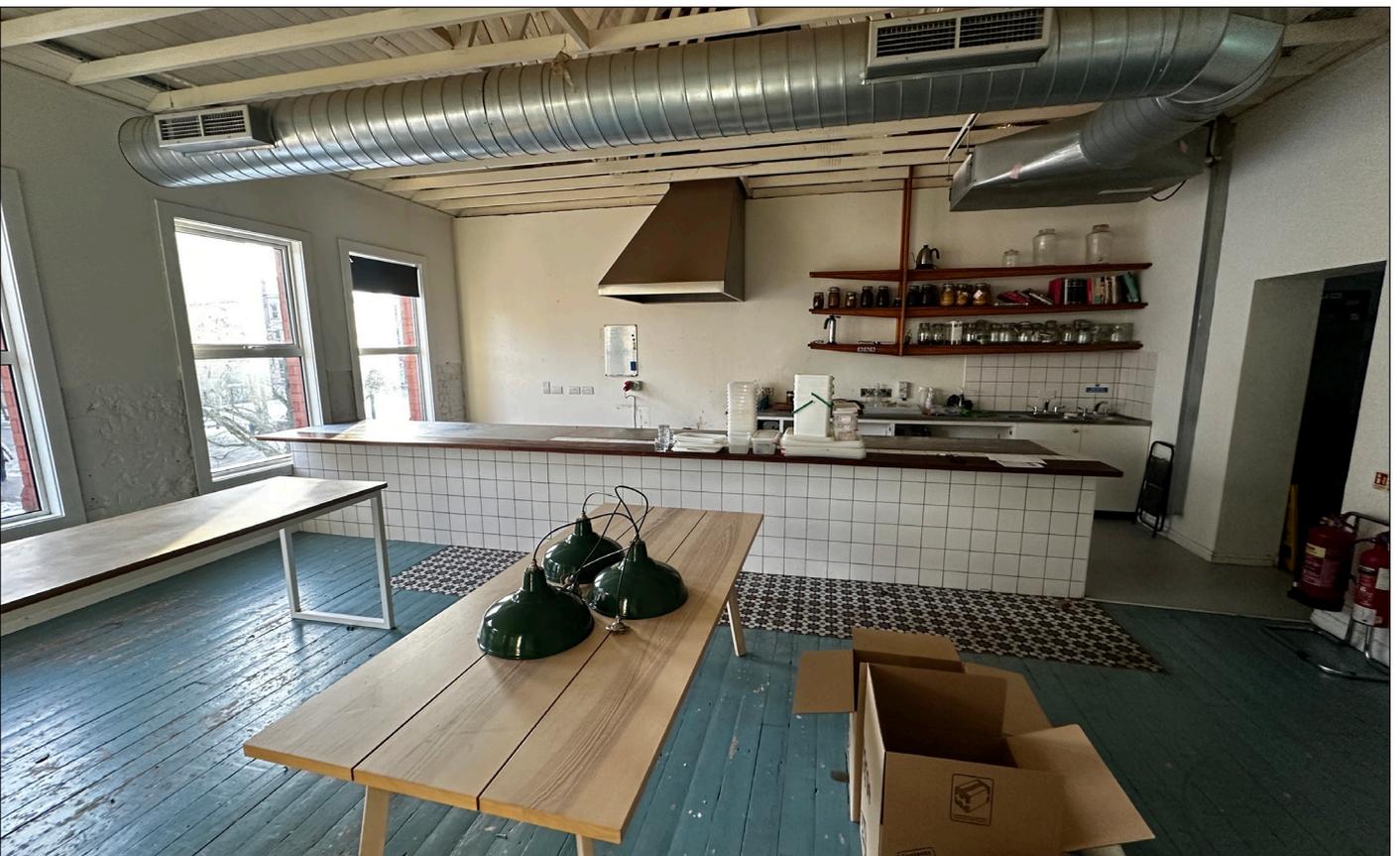
Anti-Money Laundering

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

Ground floor

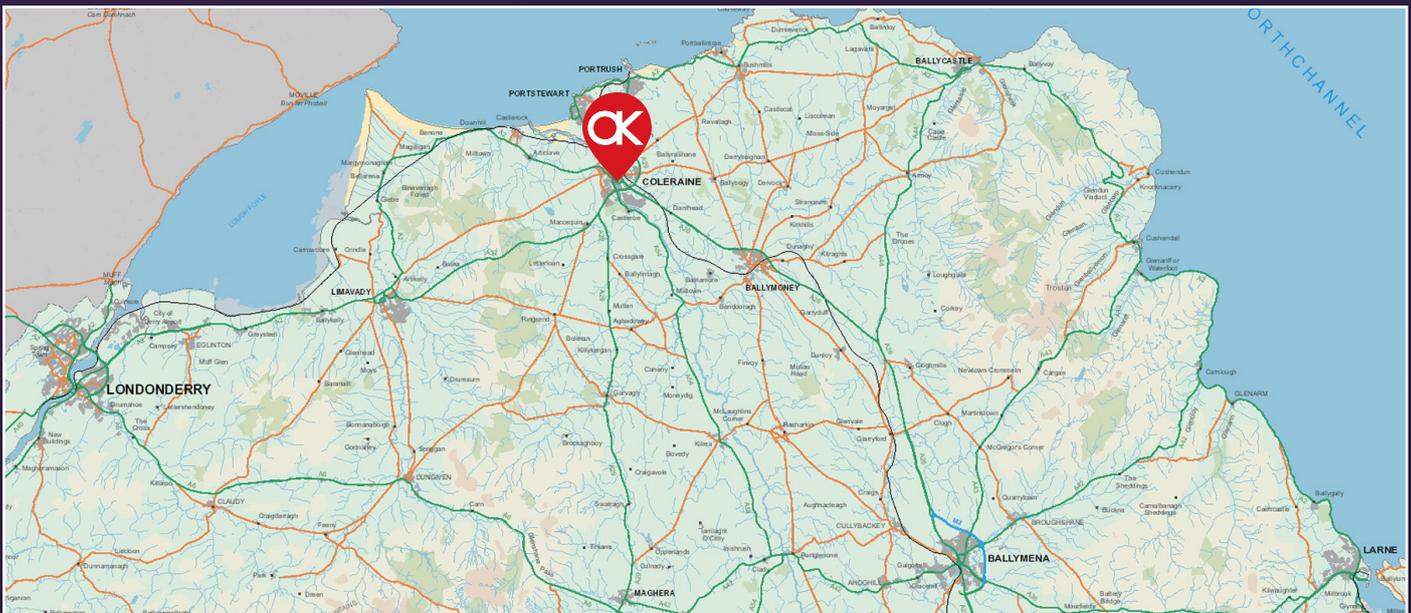


First floor





FOR IDENTIFICATION PURPOSES ONLY



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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 five years from when you cease to have a contractual relationship with Osborne King. 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.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.