

WAREHOUSE/TRADE COUNTER (STPP)



Osborne
King

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21 COLERAINE ROAD, MAGHERA, BT46 5BN

PROPERTY

LOCATION

DESCRIPTION

GALLERY

LEASE DETAILS

CONTACT

TO LET

Prominent Town Centre Warehousing/Trade Counter Units
4,049 sq ft (376 sq m) up to 23,637 (2,197 sq m)

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NEXT



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Maghera
Leisure Centre

COLERAINE ROAD

Centra



Location

The property is in the centre of Maghera town. Maghera is located off the A6 between Belfast and Derry. Maghera is located 51 miles north west of Belfast and 39 south east of Derry City.

The units are located on Coleraine Road between Walsh's Hotel and Saint Patrick's College.

41 MAIN ST



WALSH'S HOTEL
EST 1760

MAIN STREET

MOVIE HOUSE
CINEMAS

TOBERMORE RD

ST. LURACHS ROAD

Description

The extensive property comprises a variety of portal steel framed buildings with pitched roofs. The former bakery units are currently interconnected, however the units can be leased out individually depending on an occupiers requirements. The units benefit from 3 Phase electric and there is ample onsite car park accessed off Coleraine Road.

There is also a two storey commercial premises fronting Main Street.

Accommodation

Description	Sq Ft	Sq M
Unit 1	4,049	376
Unit 2	4,233	393
Unit 3	5,025	467
Unit 4	5,072	471
Unit 5	5,257	488
Total	23,637	2,195

Description	Sq Ft	Sq M
41 Main Street (Ground Floor)	1,910	177



Anti-Money Laundering

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

Lease Details

Terms to be negotiated.

VAT

All prices quoted are exclusive and therefore may be liable to VAT.

Rates

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

Description	NAV	Estimated Rates Payable
21 Coleraine Road	£59,600	£33,355
41 Main Street	£10,100 (GF) & £6,950 (FF)	

Title

Freehold.



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MISREPRESENTATION ACT 1967

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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/uksi/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.