

UNIT 17 MARKET COURT, COLERAINE, BT52 1EJ 1ST FLOOR COMMERCIAL PREMISES

TO LET



9 Dunmore Street, Coleraine, BT52 1EL
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Situated in a high profile location, just opposite the Tesco's Supermarket in the centre of Coleraine town, this unit may be suitable for a wide range of business uses. The accommodation benefits from a flexible internal layout, making it suitable for a variety of uses (subject to planning permission), including office, clinic or retail style operations. Please contact our office for further information or viewing.

ACCOMMODATION:

Reception Area 1: 2.18 m x 2.36 m

Reception Area 2: 2.74 m x 2.46 m

Kitchen: 2.74 m x 1.04 m With stainless steel sink unit and cupboards.

Cloaks: 2.87 m x 1.12 m
With wc and wash hand basin.

Office 1: 4.32 m x 3.25 m

Room 1: 4.04 m x 3.23 m With built-in shelving.

Room 2: 3.53 m x 3.38 m With built-in shelving.

Room 3: 4.17 m x 4.06 m



RENT: £6,000 per annum
SERVICE CHARGE: TBC
RATES: We are advised that the current NAV for Unit 17 is £4,300. Estimated rates payable in accordance with LPS website: £2,517.57.

- Central position close to major retailers including Tesco's.
- Suitable for a number of uses.
- Immediate occupancy available.
- Flexible terms.
- Approx. 750 sq ft.

FOR VIEWING & FURTHER DETAILS CONTACT:

Bensons
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Agent: Bensons
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- Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
- Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
- These particulars do not constitute a contract or part of a contract.
- All measurements quoted are approximate.
- Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.