

13 KINGSGATE STREET, COLERAINE, BT52 1LB

Prime Retail Premises extending to c. 9,246 sq ft
(859 sq m)

FOR SALE/TO LET



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PRIME
SHOP UNIT
Ground Floor - 4,111 sq ft
First Floor - 4,111 sq ft
Second Floor - 1,024 sq ft
McKIBBIN

Henry's Meat Poultry & Fish



9 Dunmore Street, Coleraine, BT52 1EL
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LOCATION:

The property is situated on the south side of Kingsgate Street which adjoins Church Street, within the main town centre thoroughfare in Coleraine.

DESCRIPTION:

Prime retail three storey, mid-terrace retail premises extending to circa 9,246 sq ft situated in the heart of Coleraine town centre.

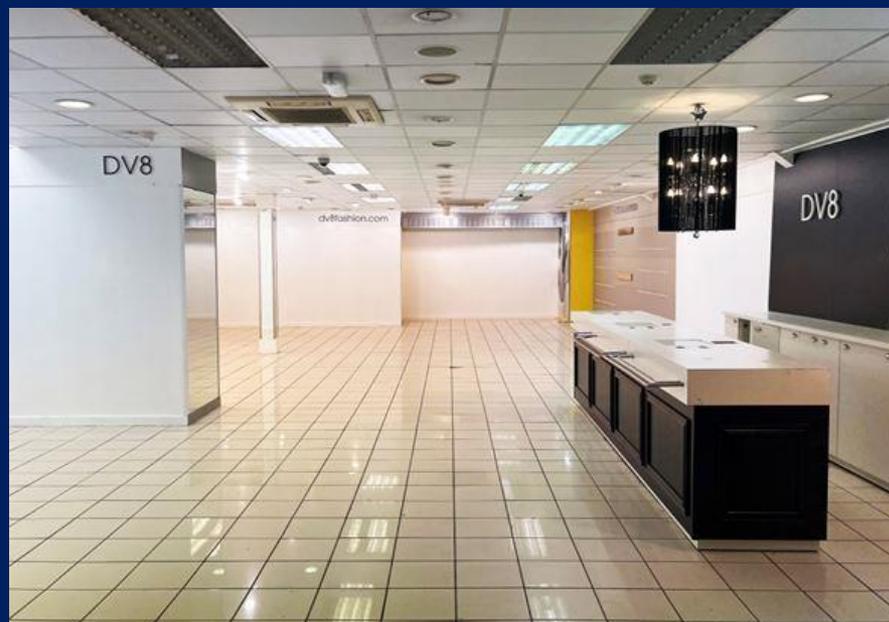
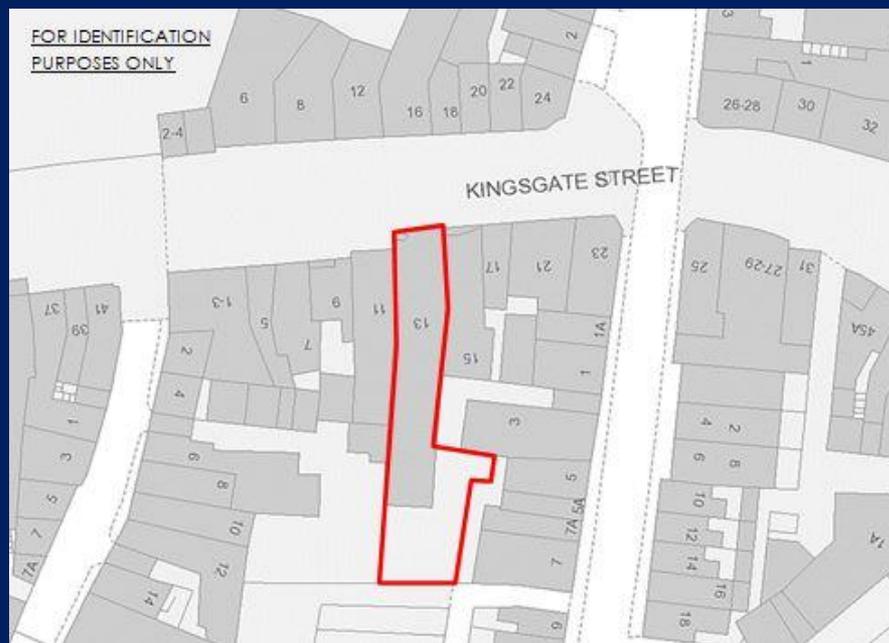
ACCOMMODATION:

DESCRIPTION	SQ M (APPROX.)	SQ F (APPROX.)
GROUND FLOOR	C. 383 SQ M	4,122 SQ FT
FIRST FLOOR	C. 403 SQ M	4,338 SQ FT
SECOND FLOOR	C. 52 SQ M	564 SQ FT
ATTIC	C. 21 SQ M	222 SQ FT
TOTAL ACCOMMODATION	C. 859 SQ M	C. 9,246 SQ FT

LEASE DETAILS:

RENT: £35,000 per annum
TERM: 10 years with upwards only review at the expiry of the 5th year

**REPAIRS/
INSURANCE:** Tenant responsible for all repairs and reimbursement of the buildings insurance premium



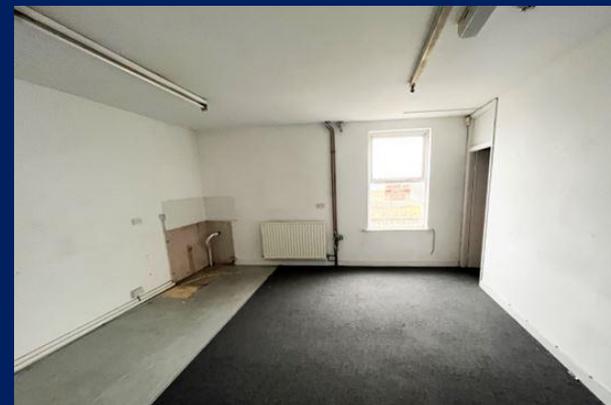
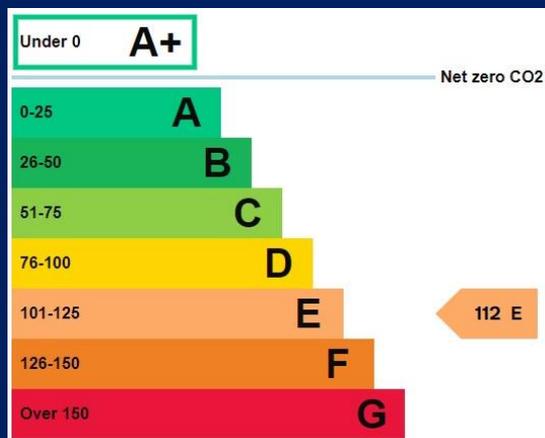
SALES DETAILS:

PRICE: Offers in the region of £295,000
TITLE: We assume the property is held under freehold title
VAT: All prices, outgoings etc. are exclusive of, but may be subject to VAT.

RATES:

We are advised that the current NAV for the subject is £48,600. Estimated rates payable in accordance with LPS website: £26,373.86.

EPC CERTIFICATE:





Agent: Bensons
9 Dunmore Street, Coleraine
Tel: (028) 7034 3677
www.bensonsni.com

- 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.