

# TO LET

**High Profile Trade Counter &  
Warehouse Distribution Unit**



**96 Bushmills Road,  
Coleraine, BT52 2BX**

(028) 7034 4433

[WWW.PHILIPTWEEDIE.COM](http://WWW.PHILIPTWEEDIE.COM)

## LOCATION

- Prominent frontage onto the Bushmills Road.
- The subject property is well located on a busy arterial route in and out of the town.
- The Bushmills Road also links to the Ring Roads which circulate the town and provide easy access to both Belfast & Derry/Londonderry.

## DESCRIPTION

- The subject is a substantial detached unit and offers the potential for a range of uses .
- Gross Internal Area c. 4,036 Sq. Ft. / 375 Sq. M.
- It is of steel frame constructions with block walls and profile cladding.
- Internally the unit has concrete flooring and electric roller shutter doors.
- The unit benefits from 5.4m eaves and a mezzanine level.
- There is car parking available to the side and rear of the unit.

## ACCOMMODATION

	<u>Sq. Ft.</u>	<u>Sq. M.</u>
Show Room / Trade Counter	800.6	74.4
Workshop	2,927	271.9
Mezz	1,482	137.7
Kitchen	159.2	14.8
Staff Room / Office	77.2	7.2

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### LEASE DETAILS

<b>Rent:</b>	£20,000 per annum.
<b>Term:</b>	Negotiable.
<b>Repairs:</b>	Tenant shall be responsible for internal and external repairs.
<b>Insurance:</b>	Landlord to pay and tenant shall reimburse fair proportion of annual premium.
<b>Rates:</b>	Tenant shall be responsible for annual premium.

### Value Added Tax (VAT)

We are advised that the property is subject to VAT and accordingly will be chargeable in addition to the rent quoted and other charges.

### Net Annual Value (NAV)

We are advised by the Land and Property Services that the NAV of the property is £12,500.





Regulated by RICS



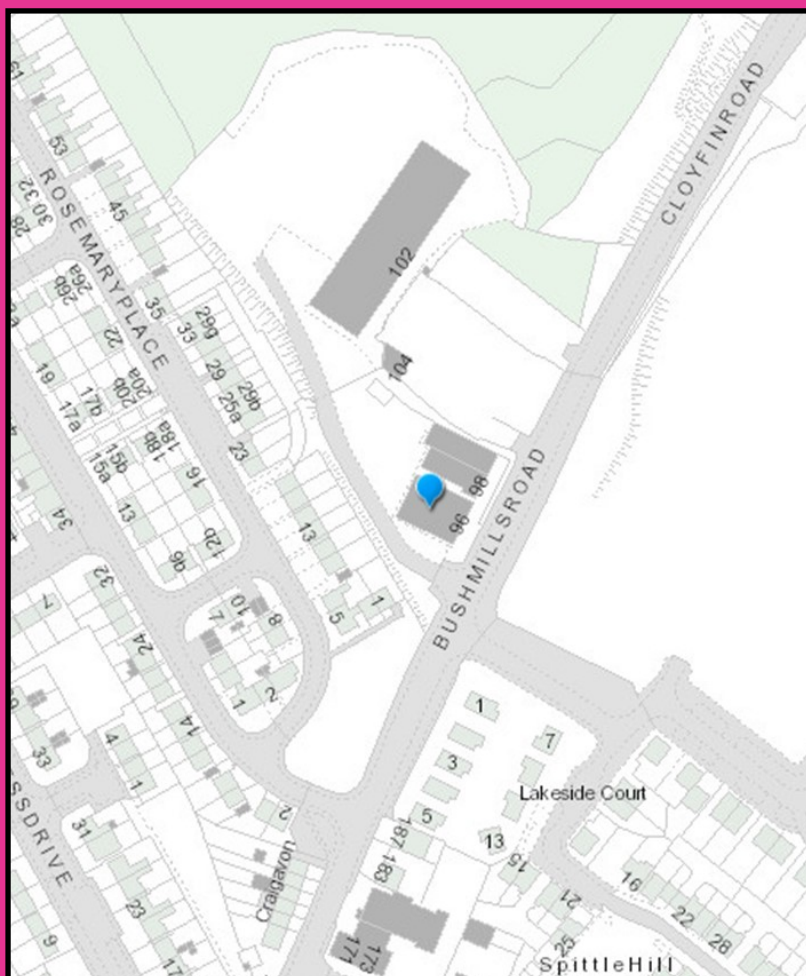
### VIEWING

Strictly by appointment with Agent.

### CONTACT

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Amy Holmes - amy@philiptweedie.com



#### More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

114

This is how energy efficient the building is.

PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

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