

# TO LET

**BRIGHT 1st FLOOR COMMERCIAL PREMISES**  
**C.67.5 m2 / 725sq ft**



**UNIT 16 MARKET COURT**  
**61 NEW ROW**  
**COLERAINE**

(028) 7034 4433

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

## LOCATION / DESCRIPTION

- This attractive premises occupies a bright first floor corner space looking down towards the River Bann.
- The unit was most recently occupied as a Hair Salon but offers the opportunity for other uses such as professional offices or therapy/treatment rooms.
- Accessed off a central courtyard the property offers bright spacious open accommodation given the ceiling height and corner window.
- Excellent opportunity for a starter or growing business with added bonus of not being VAT registered.





## ACCOMMODATION

028 7034 4433

Unit 16 Market

### First Floor

Common entrance hall/stairway

OPEN PLAN - 59 m2 / 630sq ft

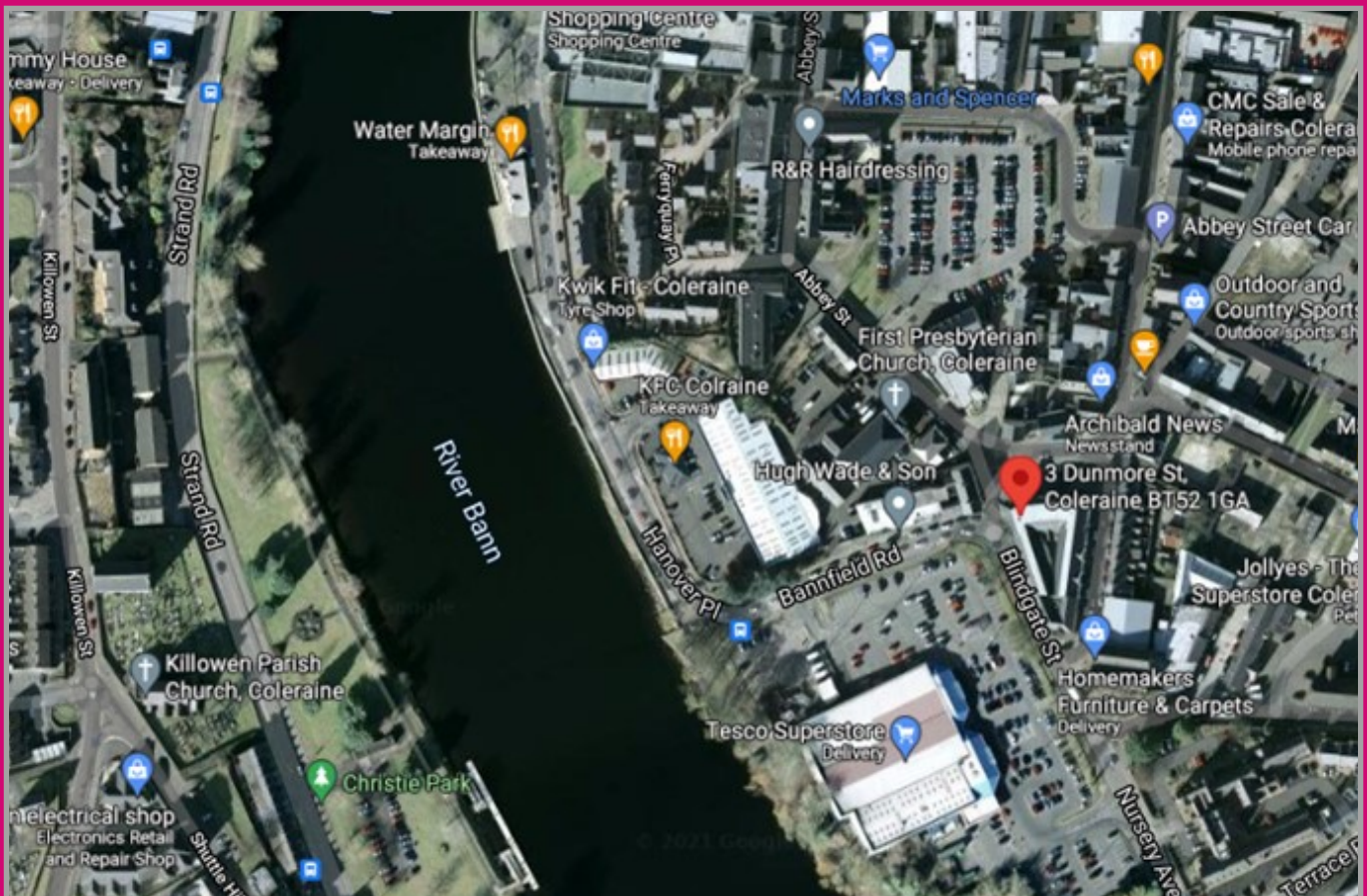
OFFICE - 8.5 m2 / 92sq ft

TOILET - Low flush WC, pedestal wash hand basin and extractor fan.

GROSS INTERNAL AREA—c. 67.5m2 / 725

FINISHED—Solid floor with laminate cover. Walls and ceiling plastered and painted.

Economy 7 heating.



Regulated by RICS



## LEASE DETAILS

TERM NEGOTIABLE

RENT £4500 PA

## SERVICE CHARGE

PAYABLE BY TENANT

## INSURANCE

PAYABLE BY TENANT

## REPAIRS

INTERNAL: RESPONSIBILITY OF TENANT

## VAT

The rent quoted is exclusive of VAT and accordingly advised by Landlordssolicitor that there shall be no VAT on the sale.

## SERVICE CHARGE

YEAR 2020—21 £1080.72

## INSURANCE CONTRIBUTION

YEAR 2020—21 £104

## VIEWING

By appointment through the Agent.

Further details contact

[Philip@philiptweedie.com](mailto:Philip@philiptweedie.com)

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

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