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FOR SALE / TO LET

13 Kingsgate Street, Coleraine BT52 1LB

Prime Retail Premises extending to c. 9,246 sq ft (859 m²)

LOCATION

Coleraine is a university town fronting the central administrative base for the Causeway Coast and Glens Council which has a district population of approximately 141,000 people. The town is located approximately 55 miles north-west of Belfast and is served by regular bus/train services to Belfast and the surrounding towns and villages.

The property is located on the south side of Kingsgate Street, a pedestrianised retail location which forms part of the prime retail pitch in Coleraine town centre adjoining Church Street. The surrounding area comprises a mix of national and strong local covenants.

DESCRIPTION

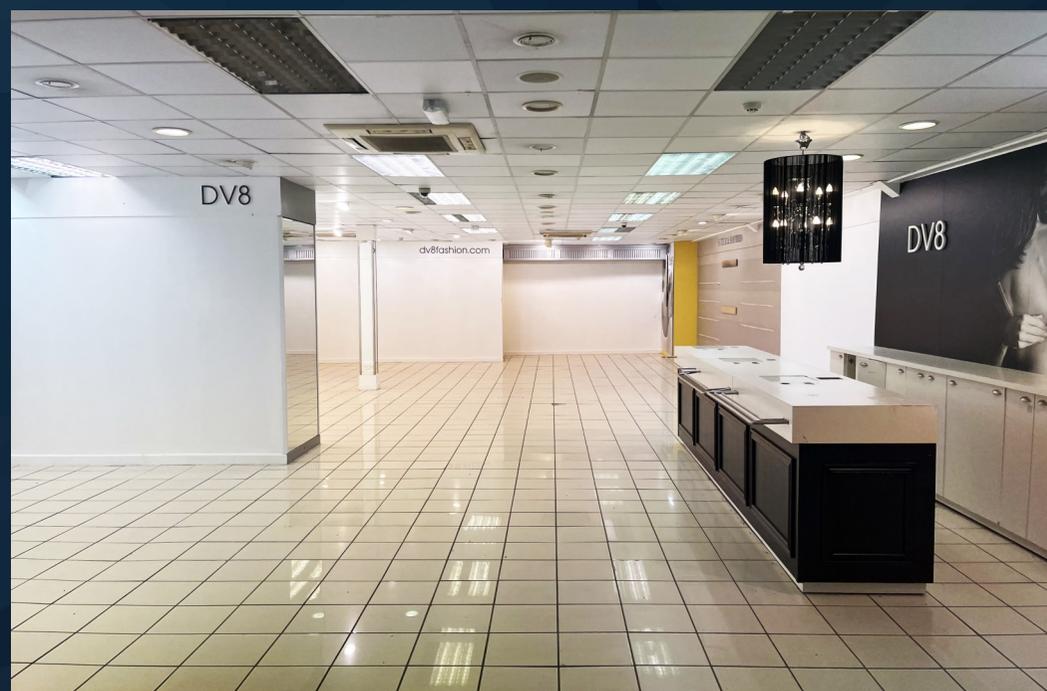
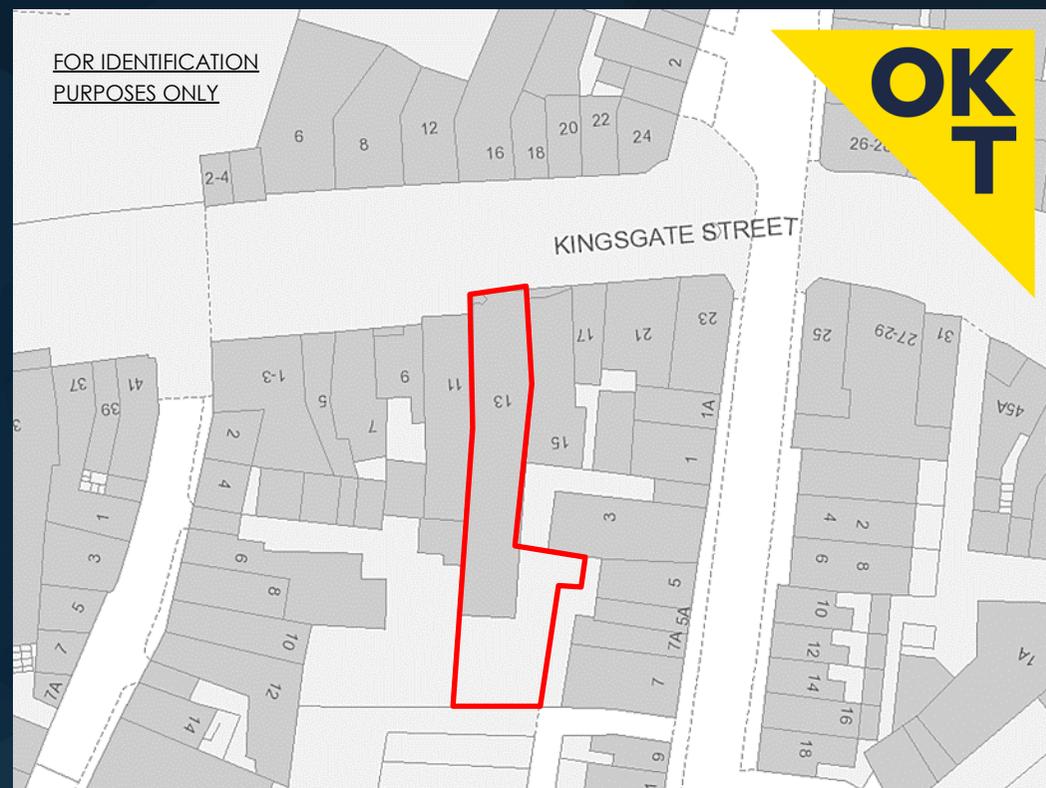
The premises is a significant three storey, mid-terrace retail and storage building of approximately 859 sq m (9,246 sq ft), fitted out to a high standard and is available with minimal incoming expenditure.

ACCOMMODATION

DESCRIPTION	AREA (M ²)	AREA (SQ FT)
GROUND FLOOR	383	4,122
FIRST FLOOR	403	4,338
SECOND FLOOR	52	564
ATTIC	21	222
TOTAL ACCOMMODATION	859	9,246

LEASE DETAILS

RENT:	£30,000 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

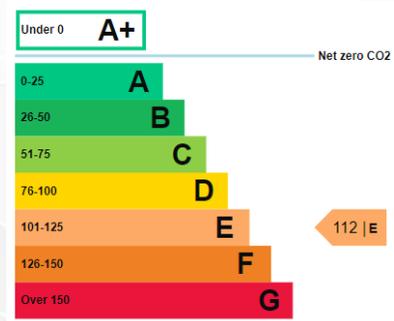
PRICE: We are seeking offers in the region of £195,000
TITLE: We assume the property is held under freehold title
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

RATES

We are advised that the current NAV for the subject is £48,600. Estimated rates payable in accordance with LPS website: £29,401.

Please note that all prospective purchasers / tenants should make their own enquiries to confirm the NAV / rates payable.

EPC CERTIFICATE



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 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: C4543

FURTHER INFORMATION

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