



# TO LET

Retail Unit in Central Location

## 19 Bridge Street, Coleraine, BT52 1DR





# LOCATION / DESCRIPTION

Situated within Coleraine's central pedestrianised area with prominent frontage to Circular Road (A2 route) and of course frontage to Bridge Street close to the Diamond.

This traditionally styled property has much to offer a variety of retail operators .

Built in 1783 as Coleraine Ports Custom House, it retains elements of the period's style externally.

Traders in the vicinity include Sports Direct, TK Maxx, Café Rocca, Bishops, Dunnes Stores, The Queens Arms and Progressive Building Society.

Coleraine is a popular university town which acts as a regional hub for the Port towns with the district having a population of c.56,000 people. The town is greatly boosted by tourist trade during the summer months but is well supported by both local shoppers and those from neighbouring towns year round.

# ACCOMODATION

Description	Area (m <sup>2</sup> )	Area (sq ft)
GROUND FLOOR RETAIL UNIT	169.0	1,821

# LEASE DETAILS

RENT: £7,000 per annum  
TERM: From 3 years  
REPAIRS / INSURANCE: Full repairing and insuring lease  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

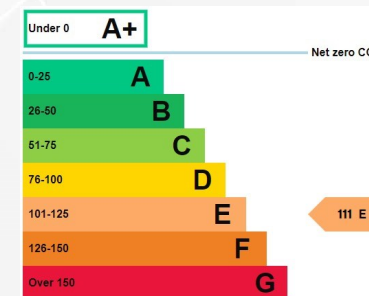
# NAV

The NAV s as yet to be reassessed upon formal partition.

**Please note that all prospective purchasers 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/ukksi/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.

# CONTACT DETAILS

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