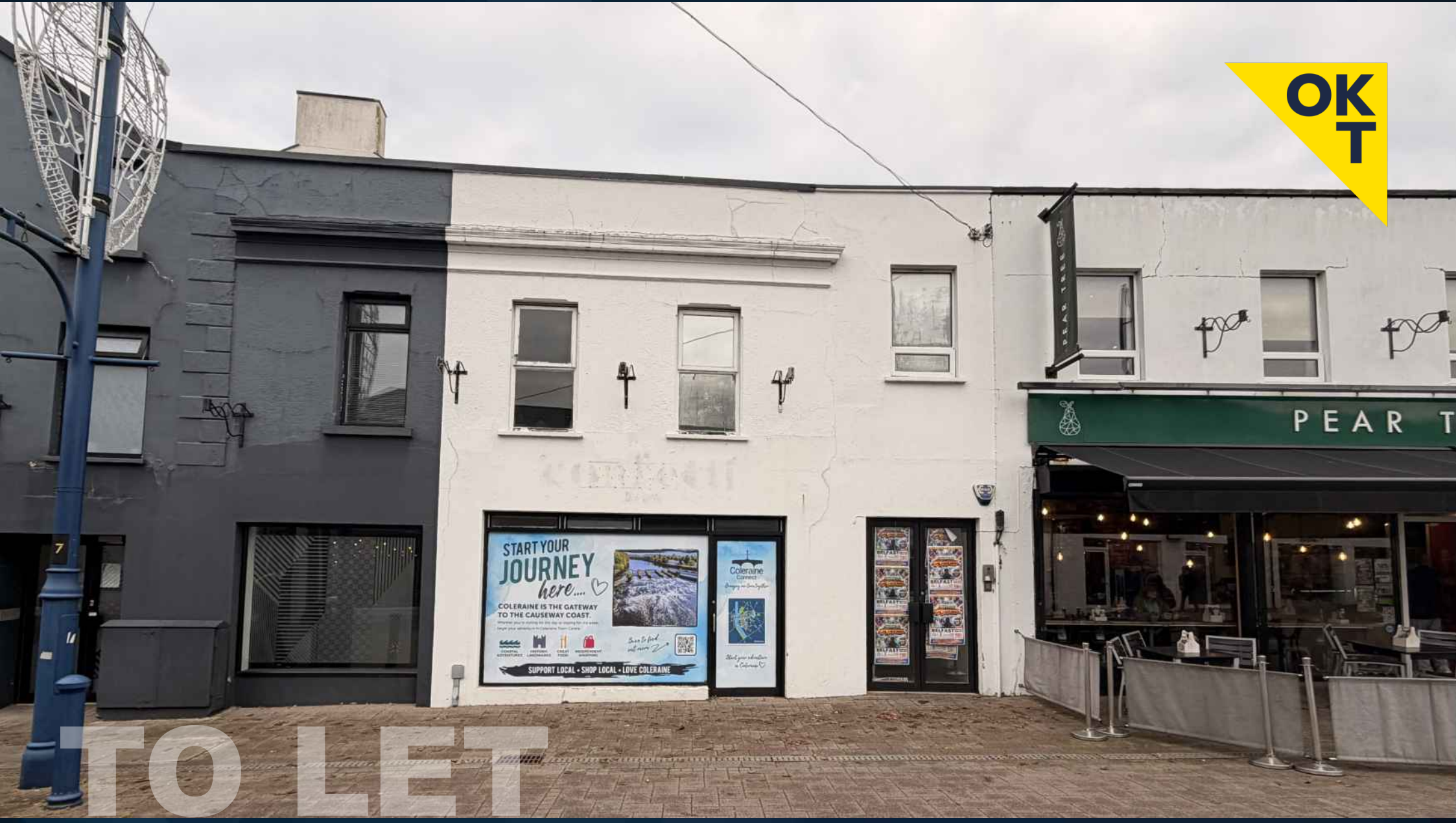


30 Kingsgate Street, Coleraine, BT52 1LE

Prominent Retail unit within the central pedestrian area

LOCATION / DESCRIPTION

Coleraine is one of Northern Ireland's leading provincial towns located in the north west of the Province, situated c. 56 miles north of Belfast and c.30 miles east of Derry City.

Coleraine provides the main commercial and retail facilities for the surrounding towns of Ballymoney, Portrush, Portstewart, Bushmills and the Causeway Coast Region.

The subject property is located on Kingsgate Street occupied by a range of national and local traders. Nearby occupiers include Ground Espresso Bars, Couples Fashions, Burns & Co Outfitters, Pear Tree Café and Ken Young Fashions.

Opportunity to Lease this well known and highly accessible premises on Kingsgate Street, benefitting form a strong pitch on the sunlit elevation of the street. Ideal for a wide range of retail traders to benefit from this high footfall location.



ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Ground floor shop	44.1	475
First floor store / staff area	43.7	470
TOTAL ACCOMMODATION	87.8	945

LEASE DETAILS

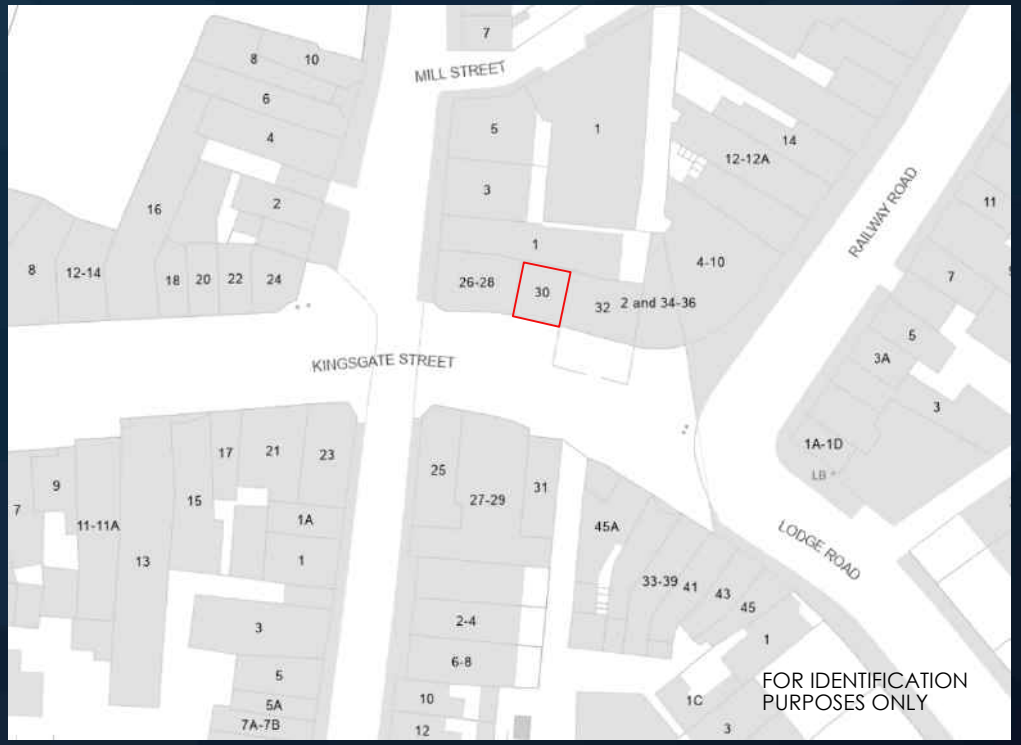
RENT: £12,000 per annum

TERM: 5 year lease suggested

REPAIRS: Tenants to repair and maintain their own unit

INSURANCE: Tenants to contribute towards the building insurance premium

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.



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: c4617




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JD



VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

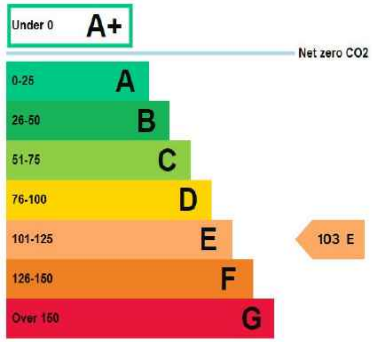
NAV: £14,300

Estimated rates payable in accordance with LPS Website: £8,926

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

EPC
(ENERGY PERFORMANCE CERTIFICATE)





FURTHER INFORMATION

For further information / viewing arrangements please contact:

HENRY TAGGART
07989 552758
henry.taggart@okt.co.uk

O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20 -22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.