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FOR SALE / TO LET

**27 - 29 Church Street, Coleraine, BT52 1AW**

Prominent Retail Unit extending to c. 382.70 sq m (4,112 sq ft) over basement and ground floor, plus upper floors

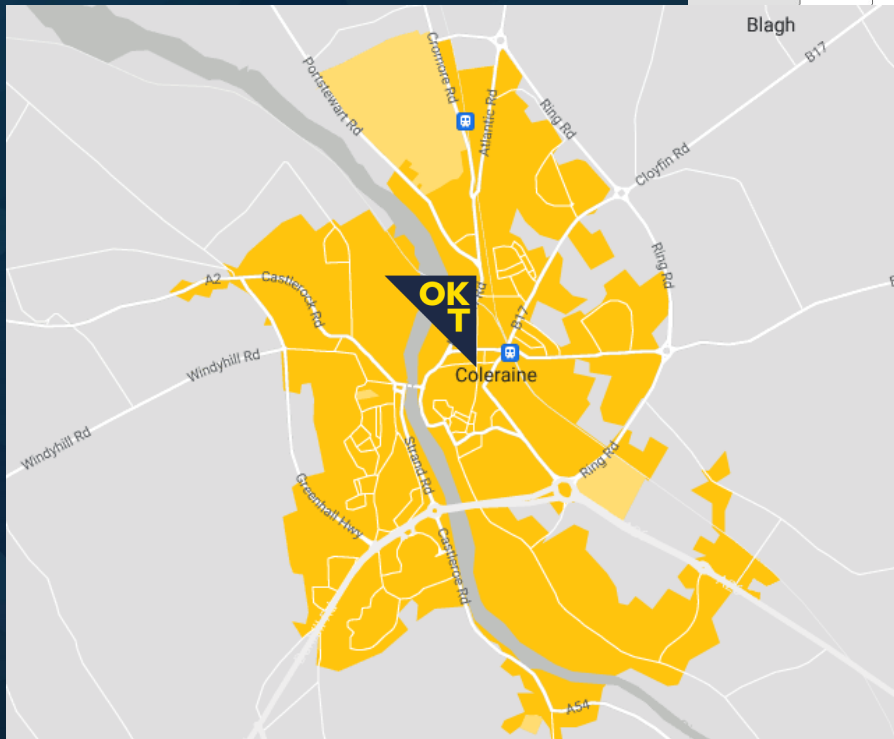


# LOCATION

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 Londonderry.

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 The Diamond, a pedestrianised town centre area occupied by a range of national and local traders. It is one of the main focal points in the Town Centre.



## DESCRIPTION

The subject property comprises a prominent retail unit occupying a high profile location on Church Street in the heart of Coleraine's commercial centre.

The accommodation comprises the former banking hall, offices, storage, kitchen and WC facilities to the ground floor with the upper storage to the basement.

The property is well fitted throughout with finishes including carpeted flooring painted / plastered walls, suspended ceilings with recessed lighting and air conditioning heating.

Suitable for a wide variety of uses to include retail / office / Leisure / Restaurant / Civic subject to any necessary planning consents.

Ideal for owner occupation also to make the fullest use out of the properties longer term alternative uses.



**c. 25,000**

Population at last Census



Neighbouring occupiers include Next, JD Sports, Moores and Superdrug



Easily accessed via A26 with an abundance of public car parking in close



c. 10 mins walk to Bus / Train Station



# ACCOMMODATION

DESCRIPTION	AREA ( M²)	AREA (SQ FT)
<b>GROUND FLOOR</b>		
Main Area	96.6	1,093
Counter Office & Side Room	47.20	505
Store 1	14.50	156
Office	8.20	88
Kitchen	12.90	139
Store 2	17.20	185
Corridor	11.40	122
W.C's	20.00	215
<b>BASEMENT</b>		
Main Store	49.30	530
Back Store	22.90	246
Secondary Space	82.50	887
<b>TOTAL COMMERCIAL ACCOMMODATION</b>	<b>382.7 M²</b>	<b>4,112 SQ FT</b>
<b>FIRST FLOOR STORAGE</b>	<b>70.2</b>	<b>755</b>
<b>SECOND FLOOR STORAGE</b>	<b>42.0</b>	<b>452</b>

## 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/uksl/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.

FILE REF C2393









# LEASE DETAILS

RENT:	£30,000 per annum
TERM:	10 years with 5 year rent review
REPAIRS /	Tenant to be responsible for repairs of lower floor levels only
INSURANCE:	Tenant to reimburse proportionally building insurance payments.
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

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.

# SALE DETAILS

PRICE:	£325,000 Plus VAT if Applicable
TITLE:	Assumed Freehold ownership

## NAV (RATES)

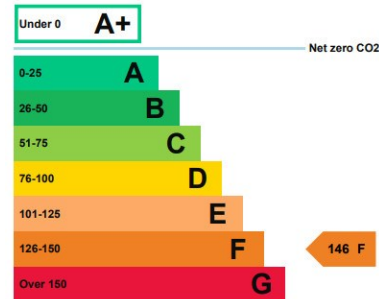
NAV: £33,800

Estimated rates payable in accordance with LPS Website:  
£18,770

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



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

### O'CONNOR KENNEDY TURTLE

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

## CONTACT :

### HENRY TAGGART

henry.taggart@okt.co.uk

07989 552 758



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.