



OK
T

TO LET

6 Queen Street, Coleraine, BT52 1BE

Well-located commercial premises offering high visibility and versatile retail accommodation

LOCATION

The subject premises are prominently located on Queen Street, a busy pedestrian route leading directly into the town centre and benefiting from steady daily footfall. This established commercial position makes the property well-suited to a wide range of retail or alternative uses, subject to the necessary planning consents.

DESCRIPTION

The unit enjoys excellent visibility through its traditional frontage, offering excellent display potential. Internally, the accommodation is finished to a good standard with laminate flooring, suspended ceilings, recessed lighting and decorative wall coverings, creating a clean and functional trading environment.

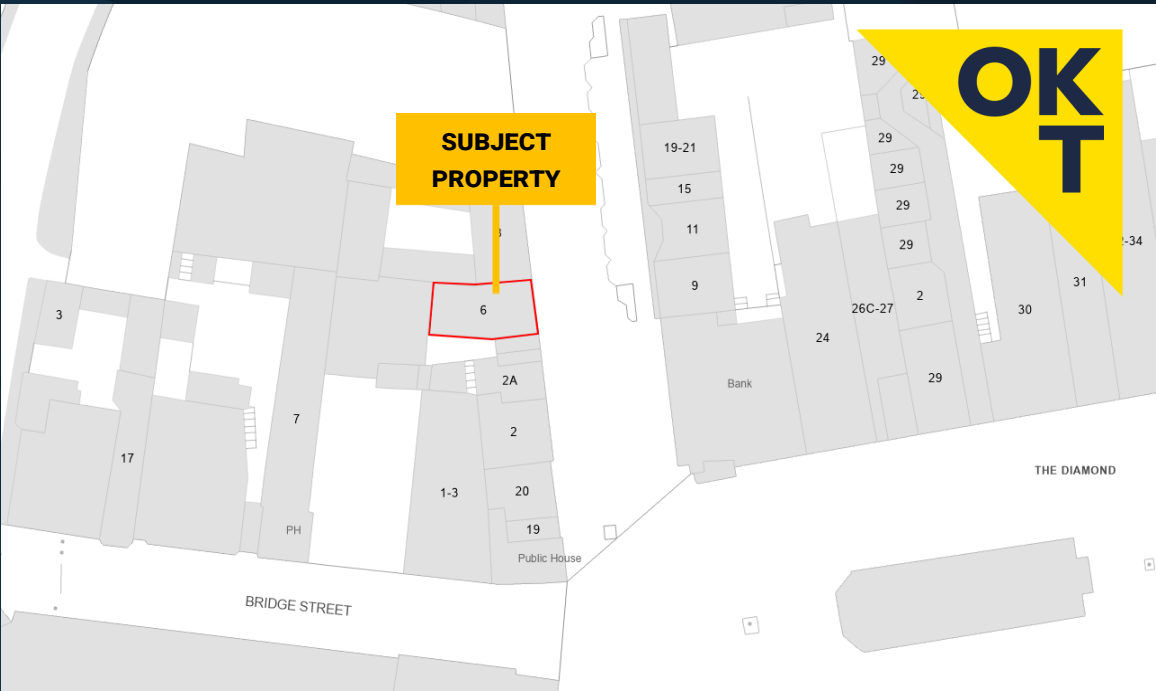
Additional storage is provided at first-floor level, if required, accessed via an internal staircase, allowing full use of the ground-floor retail space.

Neighbouring occupiers include Atlantic kayak shop, The Brow Box, Bishops shoe store, the Probation Board for Northern Ireland and Danske Bank, contributing to the area’s established commercial character.

ACCOMMODATION

DESCRIPTION	AREA (M²)	AREA (SQ FT)
Retail Area	88	950
First Floor	16	174
W.C Facilities		
TOTAL	104	1,124

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.



LEASE DETAILS

RENT: £9,000 per annum

TERM: Negotiable

REPAIRS/INSURANCE: Full repairing and insuring lease

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.

VAT

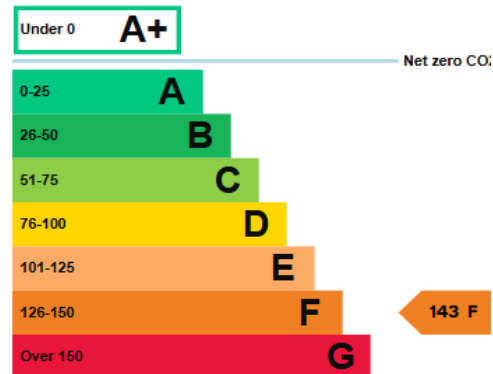
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £9,250

Estimated rates payable in accordance with LPS Website: £5,595.78

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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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 them-