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FOR SALE

Church Lane, Coleraine, BT52 1AG

Town Centre Redevelopment Opportunity - With Full Planning for 9 Residential Units

LOCATION

Coleraine is one of Northern Ireland's leading provincial towns and provides a prime focus for retail trade regionally as the capital of the Causeway Coast with over 2.0m visitors annually to the region.

Coleraine is also home to the main campus of the University of Ulster with over 5,000 students and c.1,300 staff.

The town has major road and rail links to all other parts of Northern Ireland providing excellent connection services for tourists, commuters and students.

Surrounding retailers include Boots, Poundland, DV8, Greggs, Savers and the iconic Moores Department Store, one of the largest independent department stores in NI.

DESCRIPTION

The subject comprises 6 no. vacant units totalling c. 5,485 sq ft of retail / hot food take-away accommodation.

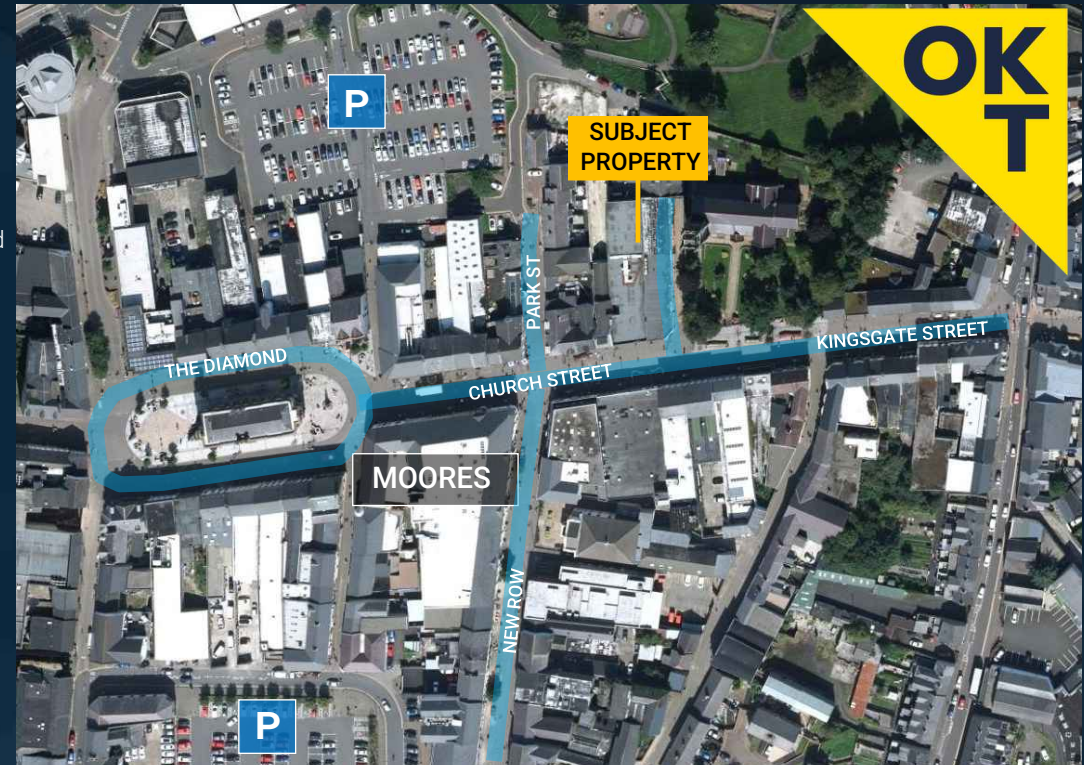
The total site extends to c. 0.2 acres (638 sq m), planning permission recently approved for demolition of the existing retail unit to provide 9 no. residential apartments.

ACCOMMODATION

DESCRIPTION	AREA (M2)	AREA (SQ FT)
3 CHURCH LANE	86	919
4 CHURCH LANE	96	1,032
5 CHURCH LANE	114	1,229
6 CHURCH LANE	5	485
7-8 CHURCH LANE	80	857
9 -10 CHURCH LANE	90	963
TOTAL ACCOMMODATION	511	5,485

PLANNING

PLANNING REF:	LA01/2022/0291/O
DESCRIPTION:	Demolition of existing buildings and proposed redevelopment to provide 9 no. residential apartments, 3 no. roof terraces and erection of new access gates.
DECISION:	Planning Approved 7 / 3 / 2025



SALES DETAILS

PRICE: We are seeking offers around £195,000

TITLE: Assumed Freehold or Long Leasehold

NOTE: POTENTIAL TO PURCHASE NEIGHBOURING LOTS AS INDICATED ON MAP OPPOSITE

1. 30-32 Church Street Investment producing £30,000 per annum
2. Cleared site at Church Lane with residential / commercial redevelopment potential STPP
3. 24 Church Street Investment producing £32,500 per annum **(NOW SOLD)**

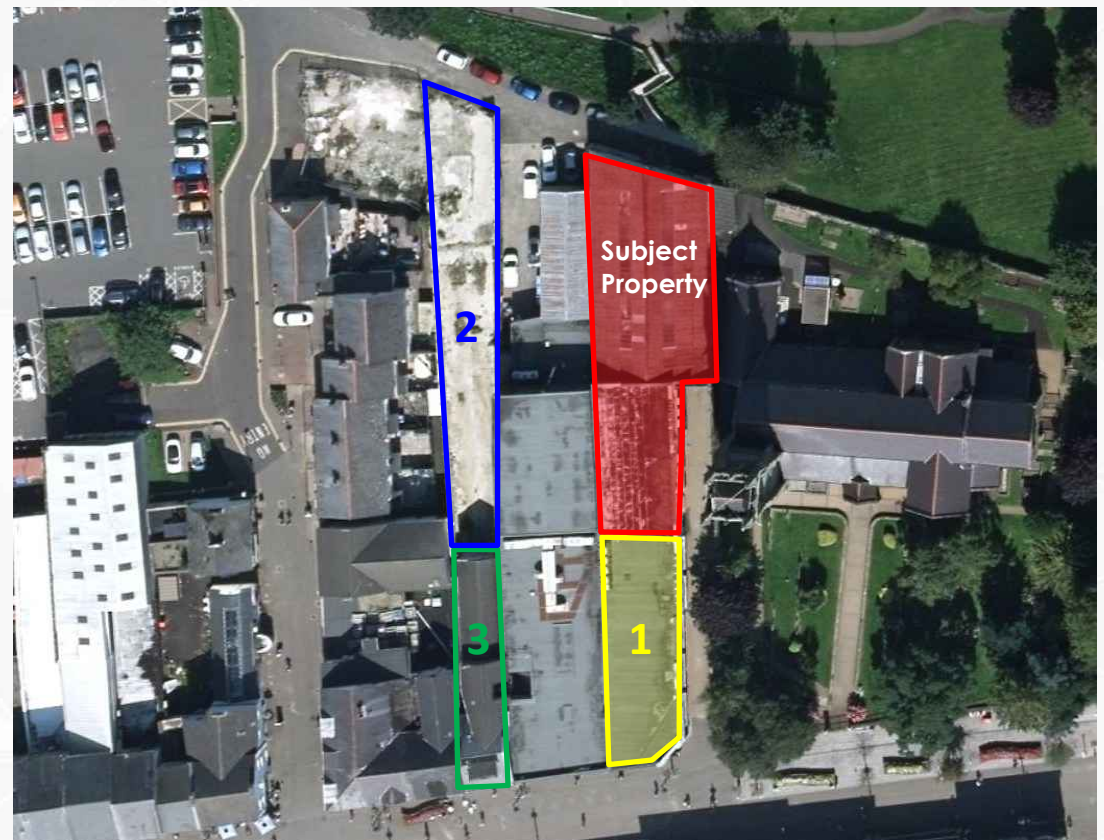
Further details available on request.

EPC CERTIFICATES

3 Church Lane - E105 / 4 Church Lane - D86 / 5 Church Lane - D87
6 Church Lane - D100 / 7-8 Church Lane - D78 / 9 Church Lane - D88

VAT

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



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: C1413

FURTHER INFORMATION

For further information / viewing arrangements please contact:

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