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TO LET

1st Floor, 1 & 3 Stone Row, Coleraine, BT52 1EP

Modern Office space in a very Central Location

LOCATION

This central office suite is situated in the heart of Coleraine, with frontage onto the pedestrianised and ever popular Store Row, just a few steps away from Church Street and The Diamond.

Stone Row connects the busy Abbey Street Car park to Coleraine's busiest retail pitch and itself has grown in popularity and profile over the last 25 years and now boasts a range of strong local traders including the NI Health shop of the Year 2025 'Real Health', Pippa Bridal, Barn Door Café, BOI, Chill and MPA Recruitment.

DESCRIPTION

Modern building finished to include an electric roller shutter door and good internal layout, with suspended ceiling (inc. recessed lighting), staff kitchen and WC Facilities.

Other nearby occupants include Superdrug, Barnardos, Stable Lane Boutique and NI Hospice shop.

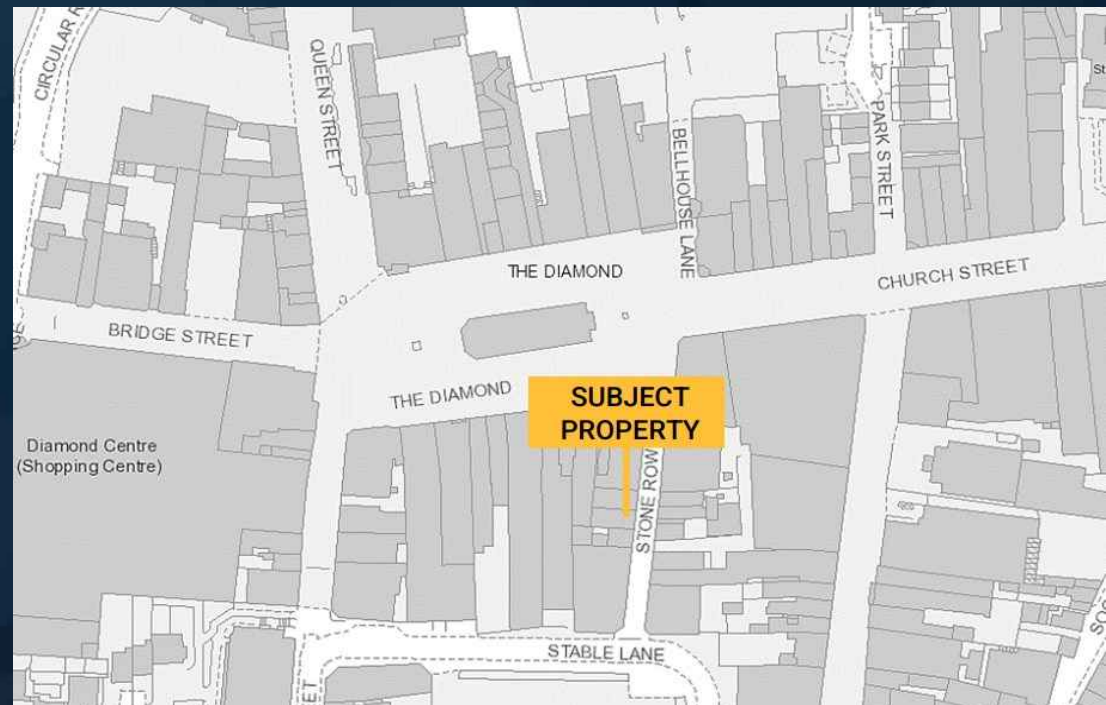
ACCOMMODATION

DESCRIPTION	AREA (M ²)	AREA (SQ FT)
OFFICE AREA	95.0	1,027
KITCHEN	5.0	52
TOTAL ACCOMMODATION	100.0	1,079

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: C1509





LEASE DETAILS

RENT: £5,800 per annum
TERM: From 3 years, with rent reviews if applicable
REPAIRS: Lessee is responsible for internal repairs and a fair proportion of external repairs.
INSURANCE: Lessee is responsible for a fair proportion of the annual premium
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.

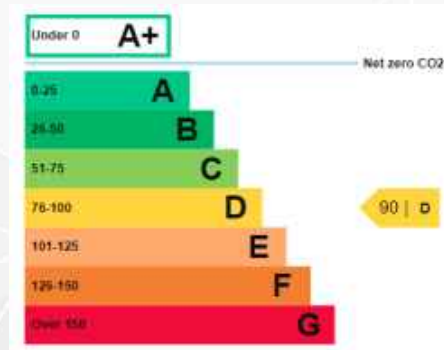
NAV (RATES PAYABLE)

NAV: £13,600

Estimated rates payable in accordance with LPS Website: £8,227

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:

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 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.

HENRY TAGGART
07989 552 758

ANTON MCIN-
TYRE 07493 972136

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