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J. McCombe & Co.

For Sale
Central
Commercial
Building
c. 4,000 sq ft
OK
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office equipment
commercial stationery
Tel: 096 703 4000

M&P
Chartered Certified Accountants

desks
chairs
safes
lockers
briefcases
copying
inks
pens

FOR SALE

38 - 40 New Row, Coleraine, BT52 1AF

Well-Presented Retail Premises with Flexible Upper Floor Accommodation (Separate Rear Access)

LOCATION

The property known locally for many years as J McCombe & Co (Stationery & Office Supplies) comprises a prominent town centre retail premises occupying a central position on New Row, one of Coleraine's principal retail and commercial thoroughfares.

The immediate area is home to a mix of national and independent retailers, cafes, financial service providers and professional occupiers and benefits from good levels of pedestrian footfall.

The Diamond, Church Street and several public car parks are all a short walk away.

DESCRIPTION

The subject premises comprises a retail / office premises extending to c. 6,039 sq ft.

On the **ground floor** the property comprises a spacious open-plan retail unit together with ancillary offices, kitchen and storage with WC. There is also a secure enclosed rear garage.

On the **first floor** there is open plan commercial space with internal / external access.

The subject is suitable for a wide range of commercial office and other uses, subject to planning as required.

Note: Future Town Fund grant assistance may be available in coming months.

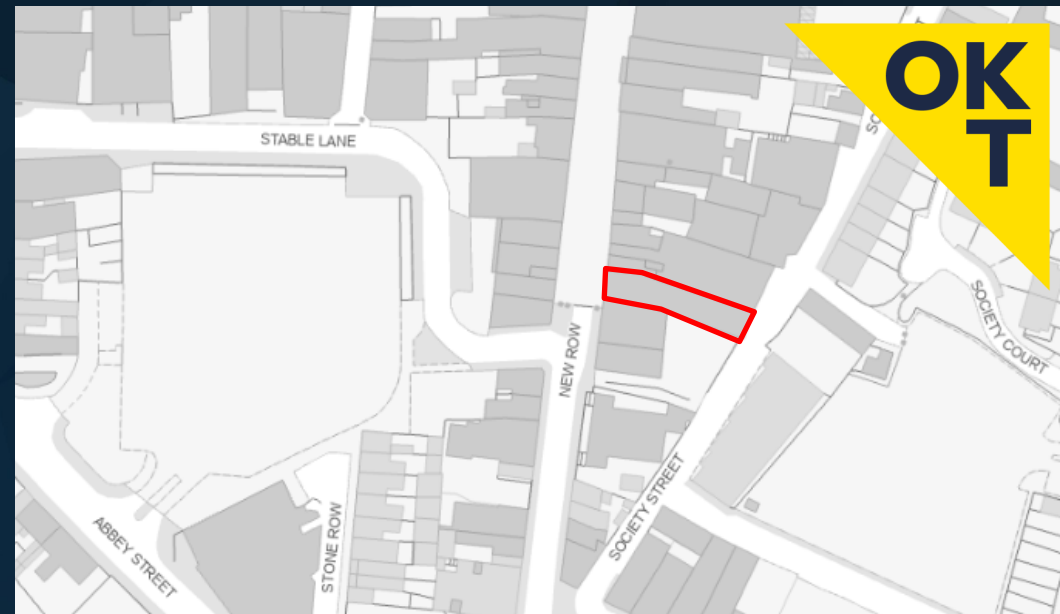
ACCOMMODATION

DESCRIPTION	AREA (M ²)	AREA (SQ FT)
Ground Floor		
Main Shop area	204.7	2,203
Rear offices, storage area, garage	73.8	794
First Floor		
Open Plan commercial space	282.6	3,042
TOTAL ACCOMMODATION	561.1 m²	6,039 sq ft

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: C5107





SALES DETAILS

PRICE: Offers over £195,000

TITLE: Assumed Freehold

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)

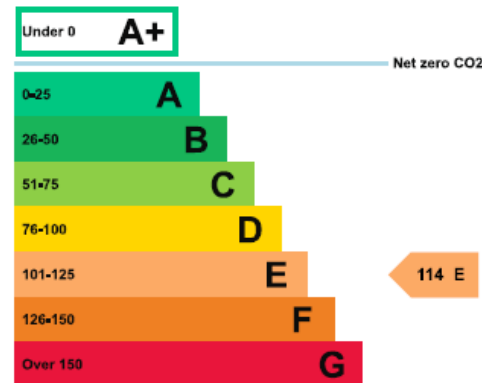
NAV: £12,300

Rates Payable: £7,698 (Estimated)

All prospective 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 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.

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