

TO LET

**29b Railway Road,
Coleraine, Co Derry,
BT52 1PE**

Prominent unit facing onto busy central route
Ground Floor Retail accommodation
extending to c. 37.3 m² (401 sq ft)

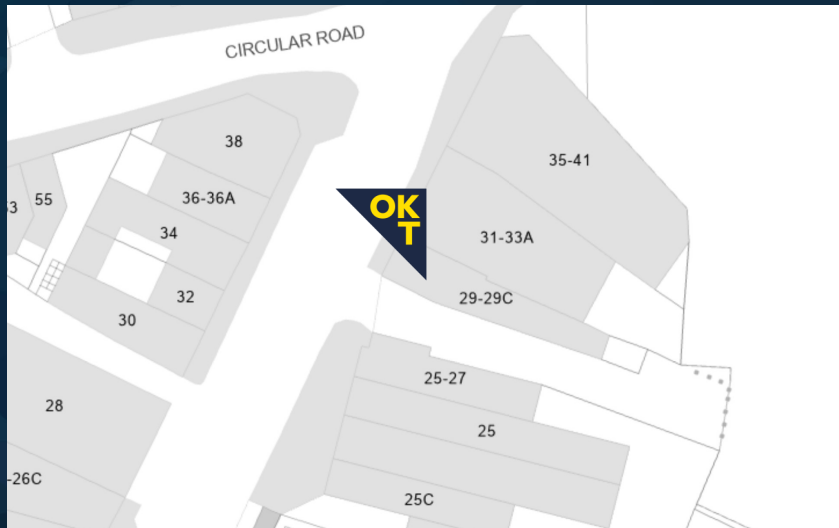
LOCATION

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 Derry City.

Coleraine provides the main commercial and retail facilities for the surrounding towns of Ballymoney, Portrush, Bushmills and Causeway Coast Region.

The subject is well situated with excellent frontage onto the ever improving Railway Road leading from the bus and rail station into the town centre. Ample parking is available nearby within the Railway Place Pay and Display carpark adjacent to the subject. The surrounding area is home to a varied mix of established retailers, service businesses and leisure operators, providing regular passing pedestrian and vehicular traffic including Four Star Pizza, Wallace, Menswear, Cedar Bookshop, Subway and Iceland.

Coleraine town centre, its public transport connections and nearby public car parking are all readily accessible. Railway Road also offers convenient links to the wider North Coast road network and surrounding towns.



DESCRIPTION

The property comprises a self-contained ground-floor retail unit extending to approximately 37.3 m² (401 sq ft).

The accommodation provides a bright, open-plan sales area with glazed shop frontage and direct access from Railway Road. Ancillary accommodation includes a fitted kitchenette and WC facilities. The unit benefits from tiled flooring, suspended ceilings with inset lighting and wall-mounted heating.

Its prominent frontage, compact layout and central location make the premises suitable for a range of retail, beauty, professional service or office uses, subject to any necessary statutory approvals.

C. 3 MILES

**TO
PORSTEWART**

C. 4 MILES

**TO
PORTRUSH**

C. 8 MILES

**TO
BALLYMONEY**

C. 55 MILES

**TO
BELFAST**

ACCOMMODATION

DESCRIPTION	AREA (M²)	AREA (SQ FT)
GROUND FLOOR		
Retail Area	c. 28.0	301 sq ft
Kitchen	c. 4.2	45 sq ft
Store & WC	c. 5.1	55 sq ft
TOTAL ACCOMMODATION		
	37.3 M²	401 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.

FILE REF C5149



LEASE DETAILS

RENT:	£5,800 per annum
TERM:	from 3 years
REPAIRS / INSURANCE:	Tenant to be responsible for internal & shopfront repairs & contribute towards annual building insurance.
VAT:	All prices, outgoing 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.

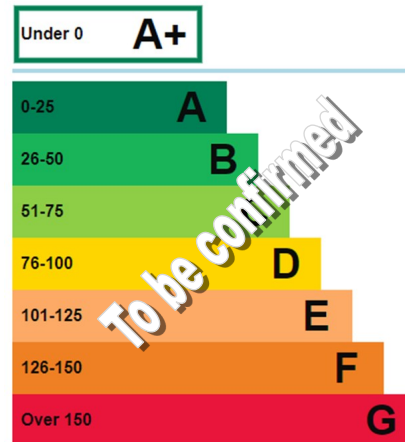
NAV (RATES PAYABLE)

NAV: £3,600

Estimated rates payable in accordance with LPS Website:
£1,966 ('26 / '27)

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.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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