



TO LET

Prime Retail Premises Within Central Location

Unit 2, 1-5 Kingsgate Street, Coleraine, BT52 1LB



LOCATION / DESCRIPTION

Superb retail unit situated on a prime location along the main Church Street / Kingsgate Street pedestrianised area, which forms the town's central shopping district. Retailers in the vicinity include Boots, Top Shop, O² and Moores etc.

The unit itself benefits from wooden style flooring, suspended ceiling and air conditioning with good first floor storage and rear access for deliveries.

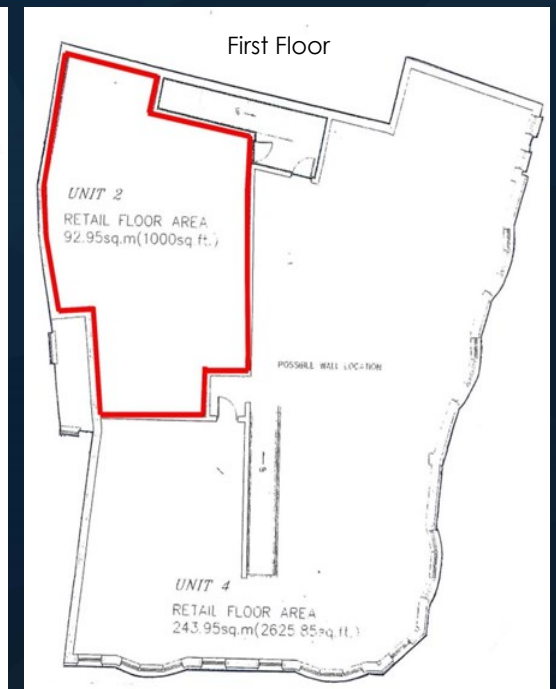
ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR		
Retail Area	C. 159 sq m	C. 1,713 sq ft
FIRST FLOOR		
Store	C. 78 sq m	C. 990 sq ft
W.C / Kitchen Facilities	-	-
TOTAL NET INTERNAL AREA	C. 237 sq m	C. 2,703 sq ft



LEASE DETAILS

- RENT: £28,000 per annum
- TERM: Negotiable from 3 years
- SERVICE CHARGE: Tenant to contribute to the larger premises Service Charge for external repairs & maintenance, on a proportional basis
- REPAIRS: Tenant responsible for internal repairs.
- INSURANCE : Tenant to contribute towards cost of Building Insurance, on a pro rata basis.
- VAT: All prices, outgoings etc. are exclusive of, but may be subject to VAT.



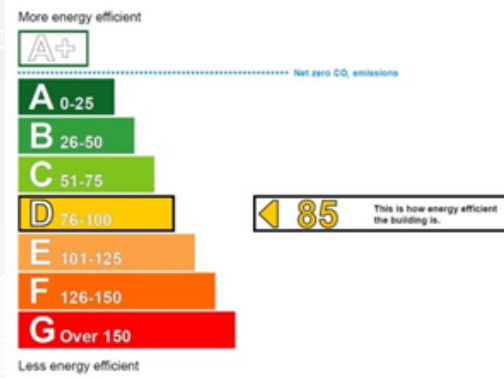
Not to Scale – For Illustration Purposes Only

RATES

We are advised that the current NAV for the subject is £30,900. Estimated rates payable in accordance with LPS website: £17,159.54.

Please note that all prospective purchasers should make their own enquiries to confirm the NAV / rates payable.

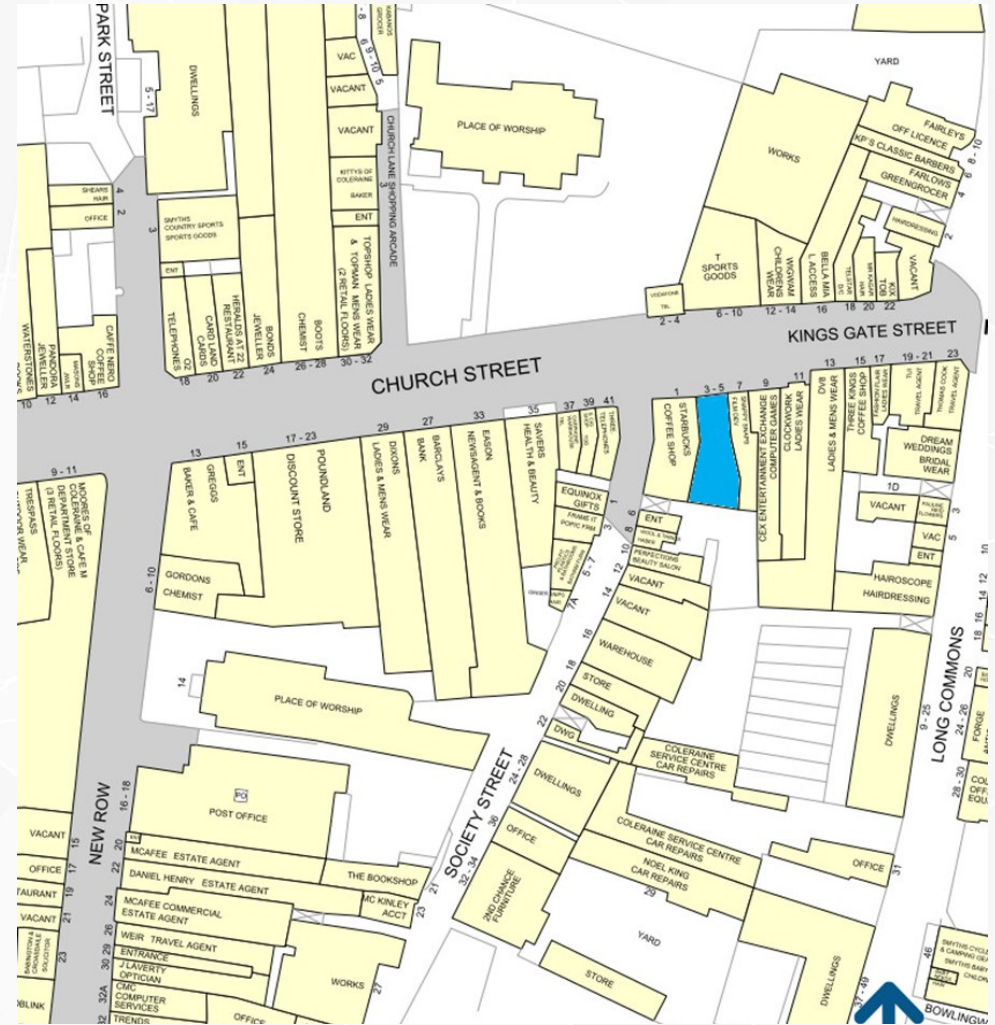
EPC CERTIFICATE



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 NO: C4122



CONTACT DETAILS

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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 themselves by inspection or otherwise.