



# TO LET

Modern Retail Unit in Central Location

**1 & 3 Stone Row, Coleraine, BT52 1EP**

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# LOCATION

This excellent unit of modern construction enjoys extensive frontage onto one of the town centre's busiest pedestrian thoroughfares, namely Stone Row.

This street runs directly onto The Diamond and Church Street, Coleraine's busiest retail pitch.

Stone Row has grown in popularity and profile since the occupation of Laura Ashley and given that it is the main access from Abbey Street Car Park to the prime retail location.

# DESCRIPTION

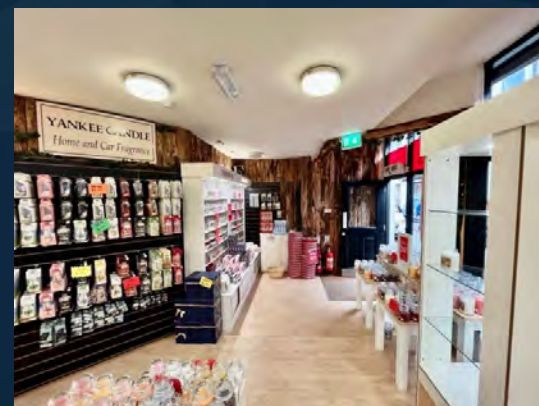
Finished to include a tidy shop front, electric roller shutter door and good internal layout, with suspended ceiling (inc. recessed lighting), staff kitchen and WC Facilities.

Nearby occupants include The Real Health Shop, Superdrug, Bank of Ireland, Barnardos, Stable Lane Boutique and NI Hospice shop.



# ACCOMMODATION

Description	Area sq m	Area sq ft
RETAIL AREA	C. 95 sq m	C. 1,027 sq ft
KITCHEN	C. 5 sq m	C. 52 sq ft
<b>TOTLA</b>	<b>C. 100 sq m</b>	<b>C. 1,079 sq ft</b>
<b>NET INTERNAL FRONTAGE</b>	<b>C. 9.05 sq m</b>	<b>29' 7</b>



## 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/uksl/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

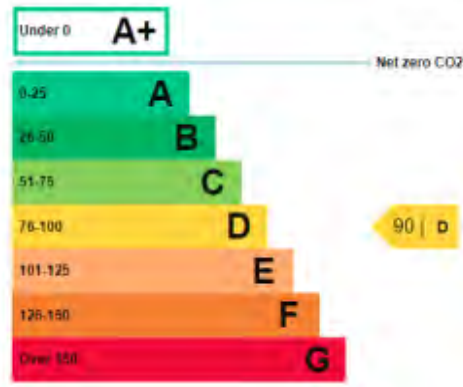
# LEASE DETAILS

- RENT: £15,000 per annum
- TERM: New 10 year lease with rent reviews at the 5th anniversary
- 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.

# RATES

We are advised that the current NAV for the subject is £13,600. Estimated rates payable in accordance with LPS website: £7,380.34

# EPC CERTIFICATE



# CONTACT DETAILS

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