



FOR SALE

Centrally Located Retail / Office Accommodation extending to c. 625 sq ft (c. 58 sq m)

11 Abbey Street, Coleraine, BT52 1DS

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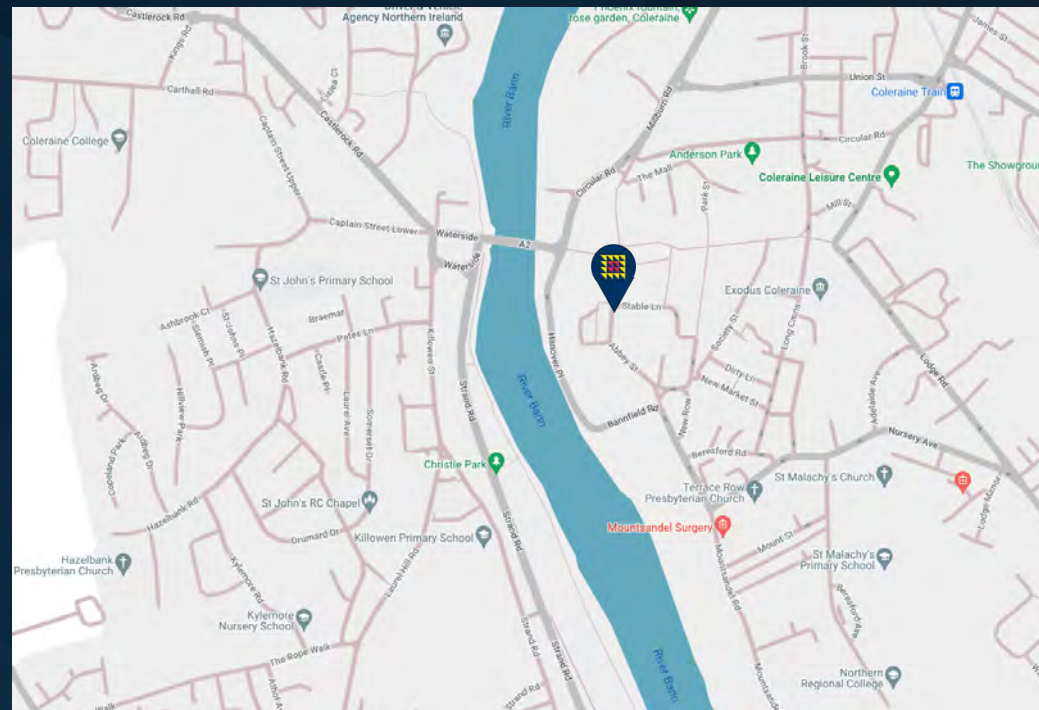
LOCATION

Coleraine is one of Northern Ireland's leading provincial towns located in the north west of the Province and situated c. 55 miles north of Belfast and c. 30 miles each of Londonderry. It has a primary catchment of 57,000 people and a wider catchment in excess of 125,000.

Coleraine which was recently announced as joint winner of the Northern Ireland High Street of the year 2022, provides the main commercial and retail facilities for the surrounding towns of Ballymoney, Portrush, Portstewart and Bushmills.

The town centre as such provides a prime focus for retail trade regionally as the capital of the Causeway Coasts with over 2 million visitors annually to the region. Coleraine is also home to the main campus of University of Ulster with nearly 6,000 students and c. 1,300 staff. The town has major road and rail links to all other parts of Northern Ireland providing excellent connection services for tourists, commuters and students.

The subject property is located within the main pedestrian area of the town. Surrounding retailers include McAtamney Butchers, Belfry Deli, R&R Hairdressing, Santander and The Diamond Shopping Centre.



DESCRIPTION

The subject property is located on Abbey Street, the main route to Coleraine's town centre from Abbey Street car park. The unit is in excellent condition and benefits from a glazed, ground floor frontage onto Abbey Street.

The unit is bright and modern and previously provided ground floor café, kitchen and toilet facilities.

The premises is suitable for a variety of uses including hairdressers or office use (subject to any necessary planning approvals).

ACCOMMODATION

Description	Area sq m	Area sq ft
Serving Area	C. 24 sq m	262 sq ft
Preparation Area / Seating Area	C. 23 sq m	241sq ft
Kitchen	C. 11 sq m	122 sq ft
WC	-	-
TOTAL NET INTERNAL AREA	C. 58 sq m	625 sq ft



SALES DETAILS

PRICE: Price on Application

TITLE: Assumed freehold

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

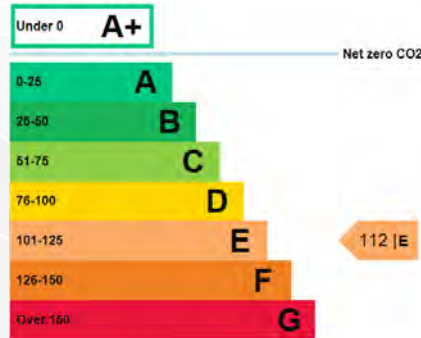
RATES

We are advised that the current NAV for the subject is £6,650. The commercial rate in the pound for 2022 / 2023 is £0.551045.

Estimated Rates Payable: £3,664.45

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: C4366

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