



# TO LET

First Floor Retail / Office Premises Extending to c. 3,813 sq ft

**13 - 15 Church Street, Coleraine, BT52 1AW**

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# LOCATION / DESCRIPTION

Coleraine is one of Northern Ireland's leading provincial towns situated c. 56 miles north of Belfast and c. 30 miles east of Londonderry. Coleraine is also home to the main campus of the University of Ulster and benefits from major road links to all other parts of NI, providing excellent connection services for tourists, commuters and students.

The subject property is located within the main pedestrian area of the town and comprises first floor accommodation with full DDA lift access. Surrounding retailers include O2, Boots, Poundland, Greggs and Moores Department Store .

Whilst it is first floor the accommodation has immediate pedestrian access with full DDA Compliance (Passenger Lift) onto the towns main retail footfall pitch and two ground floor shop windows directly onto same (Street front and lobby)

# ACCOMMODATION

Description	Area (sq m)	Area (sq ft)
Retail Area / Changing Room	331.1	3,563
Staff Kitchen & Offices	23.2	250

# LEASE DETAILS

- RENT: On Application
- TERM: Negotiable
- SERVICE CHARGE : Tenant responsible for internal and external repairs; Building Insurance and Management by way of a Service Charge
- 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 £23,400. Estimated rates payable in accordance with LPS website: £12,994.61

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

# EPC CERTIFICATE (45 : 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/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.

# 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.