



FOR SALE / TO LET

Prime Retail Premises extending to c. 9,246 sq ft (859 sq m)

13 Kingsgate Street, Coleraine BT52 1LB

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LOCATION

Coleraine is a university town fronting the central administrative base for the Causeway Coast and Glens Council which has a district population of approximately 141,000 people. The town is located approximately 55 miles north-west of Belfast and is served by regular bus/train services to Belfast and the surrounding towns and villages.

The property is located on the south side of Kingsgate Street, a pedestrianised retail location which forms part of the prime retail pitch in Coleraine town centre adjoining Church Street. The surrounding area comprises a mix of national and strong local covenants.

DESCRIPTION

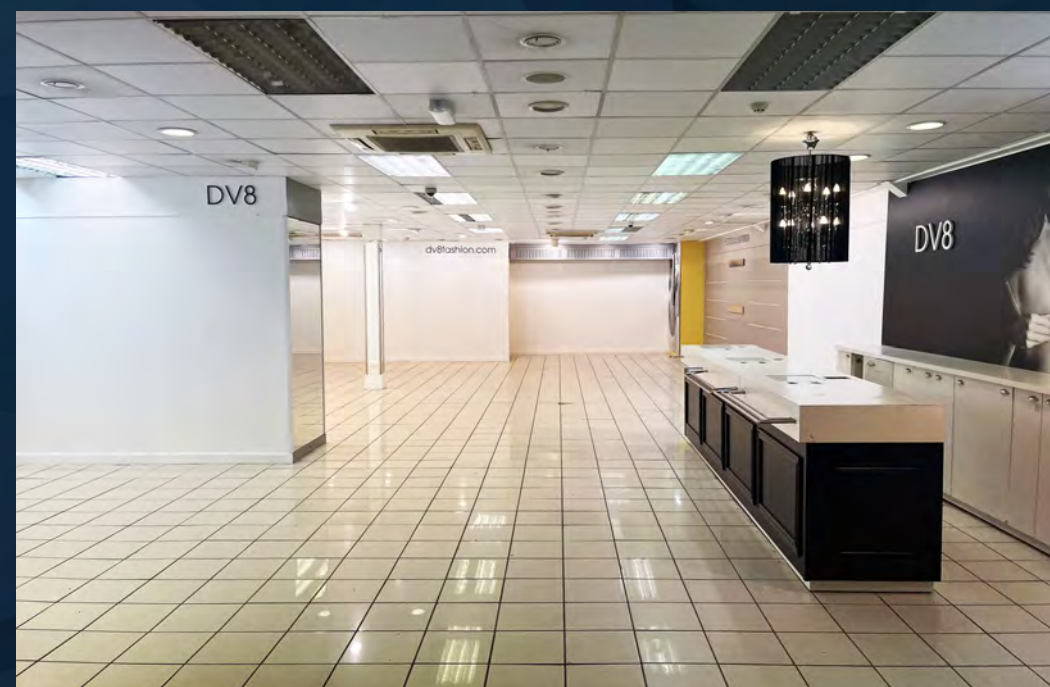
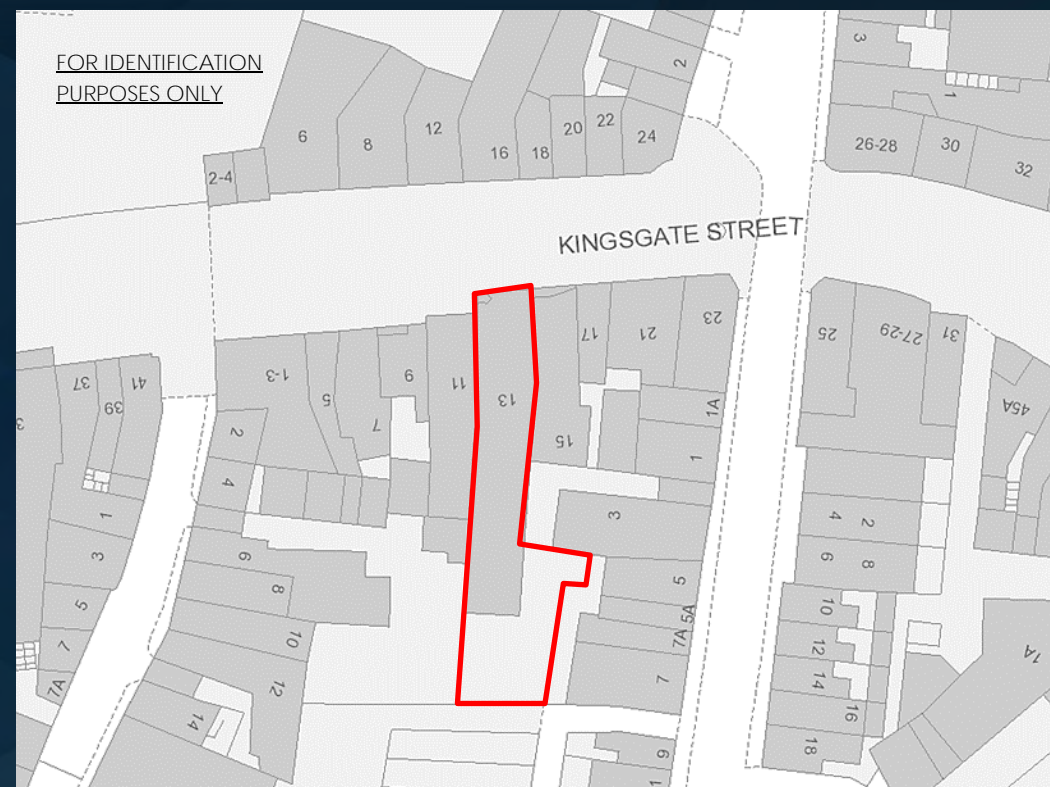
The premises is a significant three storey, mid-terrace retail and storage building of approximately 859 sq m (9,246 sq ft), fitted out to a high standard and is available with minimal ingoing expenditure.

ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR	C. 383 sq m	4,122 sq ft
FIRST FLOOR	C. 403 sq m	4,338 sq ft
SECOND FLOOR	C. 52 sq m	564 sq ft
ATTIC	C. 21 sq m	222 sq ft
TOTAL ACCOMMODATION	C. 859 sq m	C. 9,246 sq ft

LEASE DETAILS

RENT:	£40,000 per annum
TERM:	10 years with upwards only review at the expiry of the 5th year
REPAIRS / INSURANCE:	Tenant responsible for all repairs and reimbursement of the buildings insurance premium



SALES DETAILS

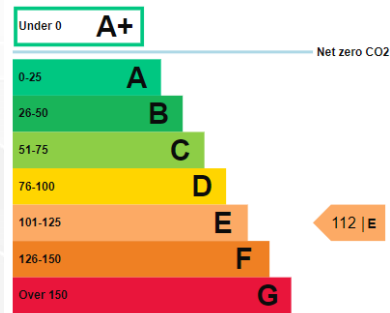
PRICE: We are seeking offers in the region of £450,000
TITLE: We assume the property is held under freehold title
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

RATES

We are advised that the current NAV for the subject is £48,600. Estimated rates payable in accordance with LPS website: £26,373.86.

Please note that all prospective purchasers / tenants 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.

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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.