



TO LET

Opportunity to acquire a long established family business operation

17 Bridge Street, Coleraine, BT52 1DR

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LOCATION / DESCRIPTION

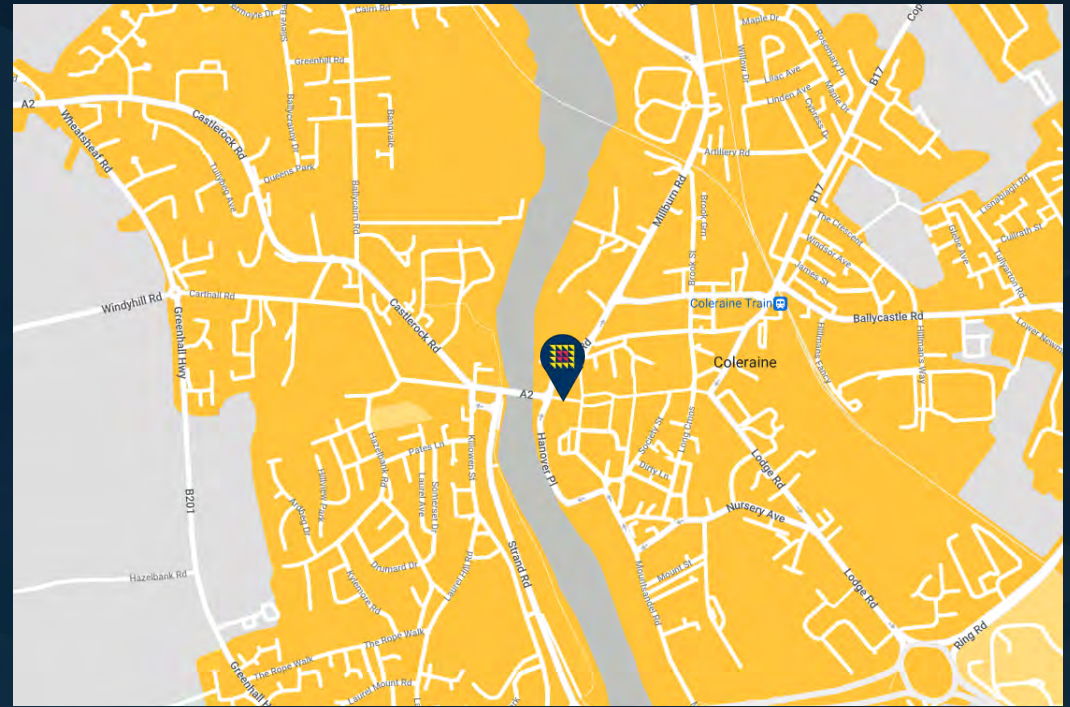
Opportunity to acquire one of Coleraine's longest established business interests in what is perhaps the town's most unique and intriguing property.

Originally opened as a home décor shop in 1947, the business now predominantly centres around picture framing, arts & crafts supplies incorporating an art gallery at first floor level.

Situated right in the heart of Bridge Street, just below The Diamond and the Town Hall, the setting is ripe for continued and extended trade over the years to come with the fresh input of a new owner.

Currently leased annually, but owners are willing to grant a new 3 year lease to suitable applicants.

Viewing by appointment only.



ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR		
Shop	C. 57 sq m	C. 614 sq ft
Stores	C. 29 sq m	C. 310 sq ft
FIRST FLOOR		
Gallery	C. 19 sq m	C. 203 sq ft
2 Stores	C. 13 sq m	C. 136 sq ft
SECOND FLOOR		
Stores	C. 223 sq m	C. 249 sq ft
2 No. WC's	-	-
Store (Low headroom)	C. 47 sq m	C. 500 sq ft



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/uk/si/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 OKI. 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.

LEASE DETAILS

RENT: £6,000 per annum
TERM: Over Holding - landlord willing to renew
REPAIRS / INSURANCE: Effective full repairing and insuring lease

SALES DETAILS

BUSINESS: £28,000 for equipment, fixtures, fittings and goodwill.
STOCK: Figure to be confirmed—c. £30,000
ACCOUNTS: Available for review at owner's discretion

RATES

NAV: £5,600. Estimated rates payable in accordance with LPS website: £3,109.82.

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

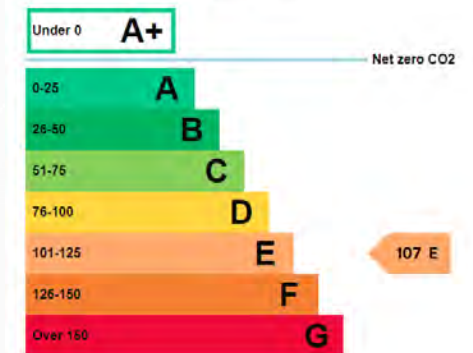
VAT

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



EPC CERTIFICATE

This property's current energy rating is E.



CONTACT DETAILS

HENRY TAGGART
henry.taggart@okt.co.uk

028 7024 4344

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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.