



**FOR SALE** Prime Retail Investment

**24 Church Street, Coleraine, BT52 1AR**



# LOCATION

Coleraine is one of Northern Ireland's leading provincial towns and provides a prime focus for retail trade regionally as the capital of the Causeway Coast with over 2.0m visitors annually to the region.

Coleraine is also home to the main campus of the 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.

Surrounding retailers include Boots, Poundland, DV8, Greggs, Savers and the iconic Moores Department Store, one of the largest independent department stores in NI.

# DESCRIPTION

The subject comprises a three-storey mid terrace retail unit with offices at first floor level. It enjoys good frontage onto Church Street. The ground and first floors have relatively recently been extensively invested in by the tenant and the property is very well finished at this point. There is now a private consultation room for jewellery. The fit out includes an oil-fired central heating system.

The property is occupied by Bonds Jewellers in its entirety who have been trading from this location for almost 15 years to date. Bonds Jewellers is a family run business established in 2008 with 2 stores in the North of the province.

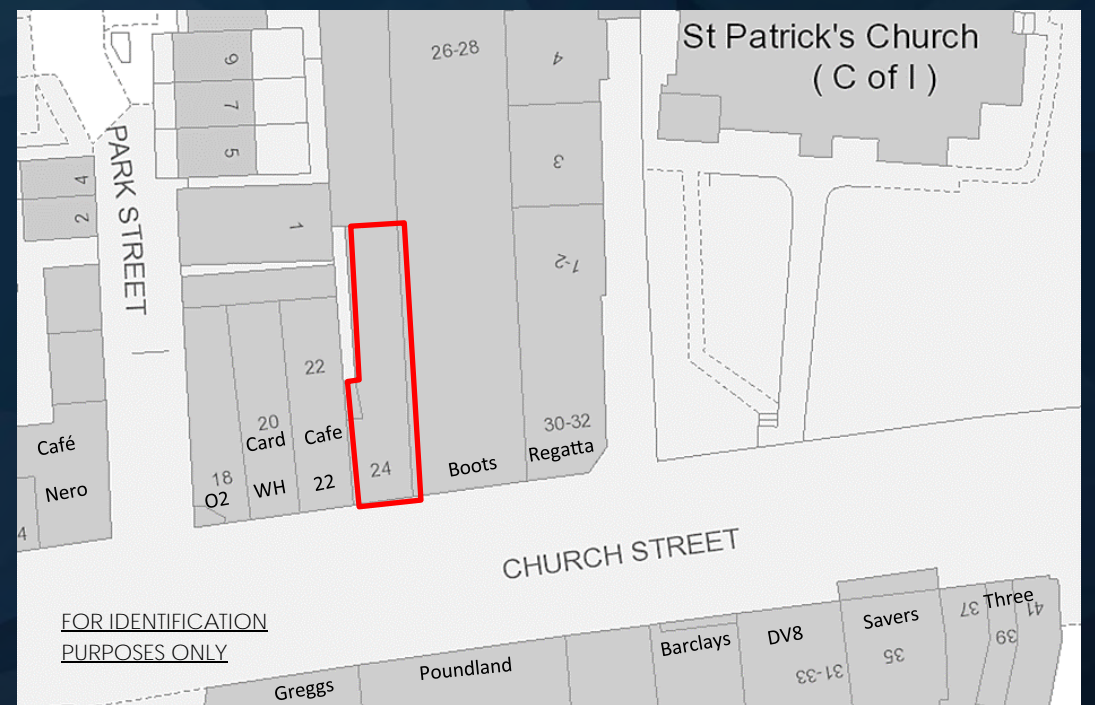
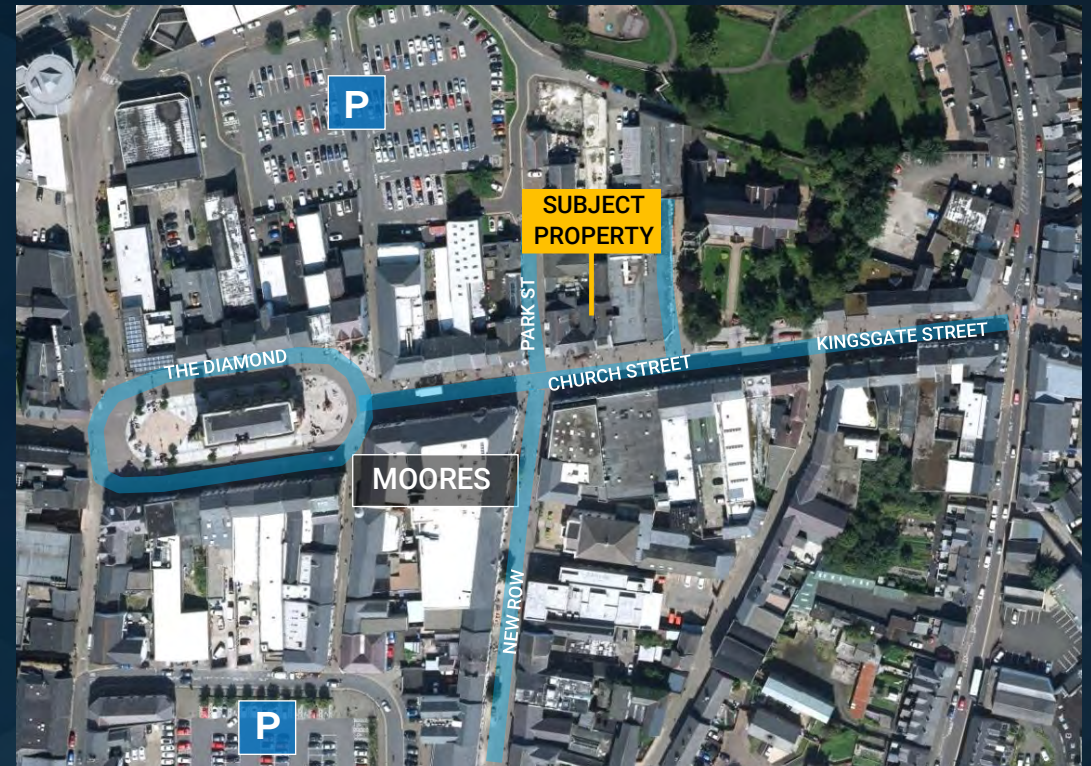
The investment purchase opportunity at this point is obvious with the lease just renewed and a long term stretching out into the future with a well proven tenant on board.

# ACCOMMODATION

Description	Area (m <sup>2</sup> )	Area (sq ft)
GROUND FLOOR	112.0	1,208
FIRST FLOOR	84.0	906
SECOND FLOOR	44.0	470
<b>TOTAL NET INTERNAL AREA</b>	<b>240.0 m<sup>2</sup></b>	<b>2,584 sq ft</b>

# TENANCY DETAILS

Tenant: Bond Jewellers Ltd  
 Rent : Renewed lease at £27,500 per annum from 1 June 2023  
 Term: 10 years with break option at the 5th anniversary



# SALES DETAILS

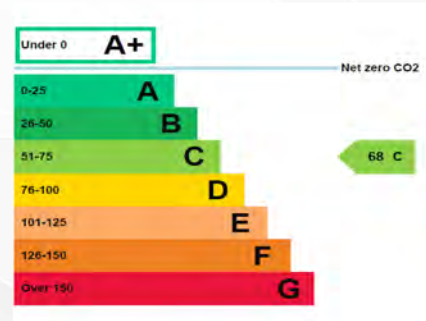
**PRICE:** We are seeking offers over £325,000  
**TITLE:** Assumed Freehold or Long Leasehold  
**VAT:** All prices, outgoings etc are exclusive of, but may be subject to VAT.

# RATES

NAV: £25,800. Estimated rates payable in accordance with LPS website: £ 14,327.39  
The tenant pays the occupied property rates on this property for the entirety.

**Please note that all perspective 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.

Ref: C1655



# CONTACT DETAILS

**HENRY TAGGART**  
henry.taggart@okt.co.uk

**RACHEL MORRELL**  
rachel.morrell@okt.co.uk

028 7034 4244

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