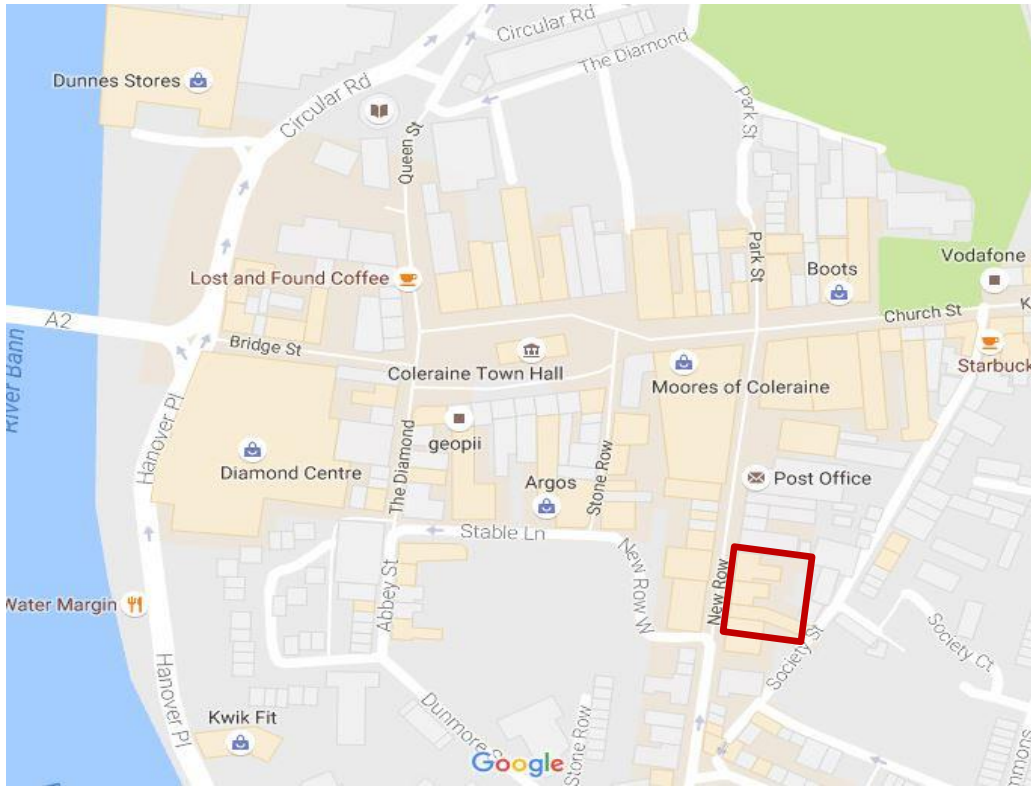




**FOR SALE** Part Investment Part Redevelopment

**32 & 36 New Row & 31 Society Street, Coleraine  
BT52 1AF**





## LOCATION

Coleraine is one of Northern Ireland's leading provincial towns located in the north west of the Province and situated c.56 miles north of Belfast and c.32 miles east of Londonderry. It has a primary catchment of 57,000 people and a secondary catchment of 102,000 people. Coleraine provides the main commercial and retail facilities for the surrounding towns of Ballymoney, Portrush, Portstewart and the Causeway Coast Region. Coleraine is also home to the main campus of the University of Ulster with nearly 6,000 students and c.1,300 employees.

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 town centre provides a prime location for a wide range of retail offerings, complimented by professional services and offices.

## DESCRIPTION

Situated within the pedestrian area, the subject occupies a prominent location within Coleraine town centre, with excellent frontage on to both New Row and Society Street. Surrounding occupiers include, the Post Office, Moors ( a large independent department store), and several multinational retailers including Clockwork Orange, Boots and Marks and Spencer . The property is also situated adjacent to two of the town's main car parks facilitating ease of access. Offered primarily as a redevelopment opportunity, the subject incorporates premises of over 12,700sq ft of retail, office, storage accommodation and onsite parking, set within a site extending to c. 0.28 acres.

The subject is currently generating a good rental return from four let units and has potential for partial or full redevelopment.



## ACCOMMODATION

Demise	Description	Tenant	Total Areas
32 New Row	Shop Ground Floor	CMC	85.0 sq m (910 sq ft)
32A-D New Row	Offices / Stores 1 <sup>st</sup> Floor	Vacant	130.0 sq m (1,399 sq ft)
32E New Row	Office 1 <sup>st</sup> Floor	N Nutt	24.9 sq m ( 248 sq ft)
32F New Row	Salon Ground Floor	Trends	101.2 sq m (1,089 sq ft)
32G New Row	Store Rear First Floor	Vacant	24.5 sq m (254 sq ft)
36A New Row	Former Snooker Club	Vacant	284.0 sq m (3,057 sq ft)
31 Society St	Stores Ground & 1 <sup>st</sup> Floor	McIlreavy	540.9 sq m (5,820 sq ft)

# N.A.V

We are advised by the Land and Property Service that the current NAV for the subject as follows: (Vacant landlord rates apply to those shown red approx. 29%)

32 New Row	Shop Ground Floor	£ 8,300
32A New Row	Offices (1st Floor)	£ 1,850
32B New Row	Offices (1st Floor) & Car Space	£ 2,950
32 New Row	Office (1st Floor)	£ 690
32D New Row	Office (1st Floor)	£ 1,300
32F New Row	Shop	£ 8,100
32H New Row	Store	£ 890
32I New Row	Store (Rear, Ground Floor)	£ 1,350
36 New Row	Club Rooms	£ 6,500
36A New Row	Amusement Arcade	£ 1,550
31 Society St	Stores	£ 5,550

# LEASE DETAILS

**DEMISE:** 32 New Row, Coleraine  
**TRADING AS:** CMC  
**RENTAL:** £5,000 Per Annum  
**TERM:** 3 Years 1 October 2015

**DEMISE:** 32F New Row, Coleraine  
**TRADING AS:** Trends  
**RENTAL:** £6,000 Per Annum increasing to £6,500 on 1 March 2017 and £7,000 on 1 March 2018  
**TERM:** 5 Years from 1 March 2015

**DEMISE:** 32E New Row, Coleraine  
**TRADING AS:** N Nutt Chiroprapist  
**RENTAL:** £664.80 Per Annum  
**TERM:** Over holding

**DEMISE:** 31 Society Street, Coleraine  
**TRADING AS:** McIlreavy Furnishings  
**RENTAL:** £7,800 Per Annum  
**TERM:** Over holding

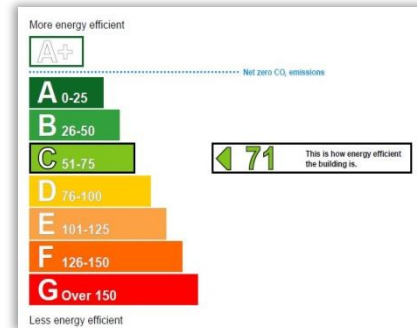
# SALES DETAILS

**PRICE:** Total Offers Around £350,000  
 Offers may be considered on Separate Lots

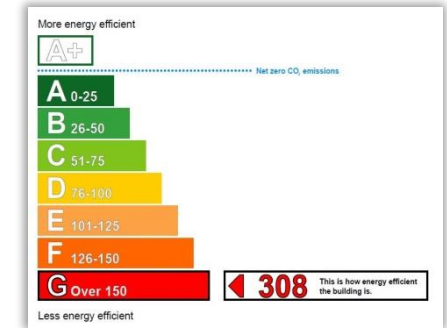
**TITLE:** Assumed Freehold or Long Leasehold

# EPC (Energy Performance Certificate)

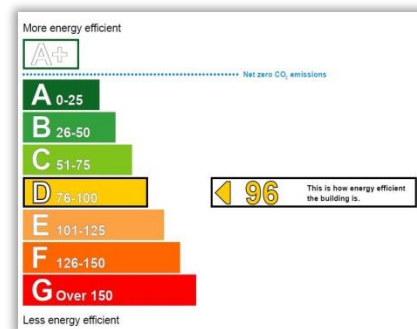
32F New Row, Coleraine (Trends)



32B-E New Row, Coleraine (Offices)



32 New Row Coleraine (CMC)



36 New Row, Coleraine



# VAT

All prices quoted are exclusive of VAT

## VIEWING / INSPECTION

O'Connor Kennedy Turtle  
20 – 22 Stable Lane  
Coleraine, BT52 1DQ  
Tel: 028 7034 4244

### CONTACT:

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M 079 8955 2758

Our Ref: HT/SB/C2314



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

For Identification Purposes Only – Not to Scale



-  Subject Property
-  Flying Freehold
-  Investment Section
-  Redevelopment Potential
-  Over holding tenant