



TO LET

Centrally Located Ground Floor Retail Unit Extending to c. 950 sq ft

30 New Row, Coleraine, BT52 1AF



LOCATION / DESCRIPTION

New Row is one of Coleraine's main approach streets into the town centre and is a popular location for professional offices i.e. estate agents, solicitors etc. Neighbouring retail occupants include Moores, The Post Office, Gordons Chemist and McAfees.

The premises is ideal for a starter or growing business and is suitable for a wide range of retail / office users or other (subject to planning if required).

The unit provides ground floor retail / office accommodation with ancillary facilities.

Available late 2022 / early 2023.

ACCOMMODATION

Description	Area (sq m)	Area (sq ft)
Reception	57.3	617
Office	13.7	148
Office	9.5	102
Kitchen	7.9	85
W.C's	-	-
Store	-	-
Total	88.4	952



LEASE DETAILS

RENT: £8,000 per annum

TERM: Negotiable

SERVICE CHARGE : Tenant responsible for internal and external repairs;
A portion of Building Insurance to be reimbursed to the landlord

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

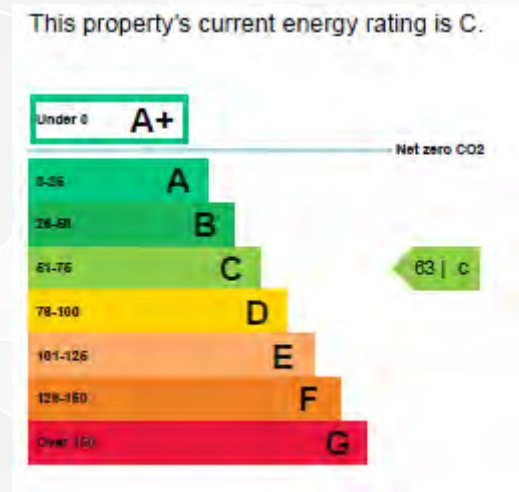
RATES

NAV: £8,150.

Estimated rates payable in accordance with LPS website: £4,423 per annum

Please note that all perspective 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/uk/ksi/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.