



FOR SALE

Neighbourhood Retail Centre with Convenience Store & 4 No. Units (2 with Hot Food Consent)

Shell Hill Square Retail, Atlantic Road, Coleraine



LOCATION

The town of Coleraine has been identified within Northern Ireland's Regional Development Strategy, which sets out the Development Strategy for the entire Province, as a main hub town located on a key transport corridor. It acts not only as a University town, but is also the principal tourism nexus for North Antrim's world renowned Causeway Coast.

Coleraine is also a principal Retail Centre and the major centre of employment within the North East of Northern Ireland.

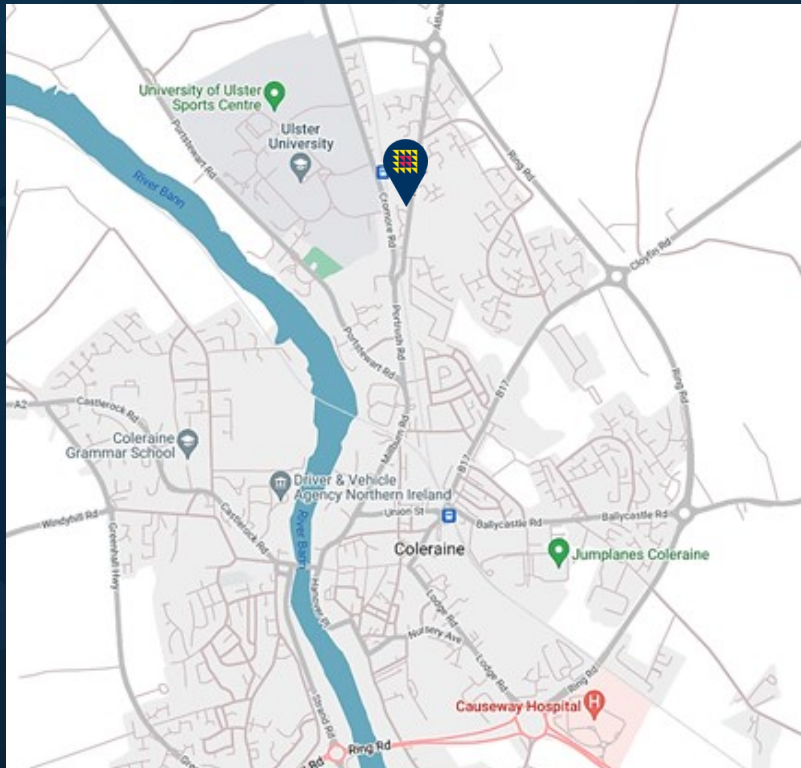
It provides the main commercial and retail facilities for the surrounding towns of Ballymoney, Portrush, Portstewart and the Causeway Coast Region.

Shell Hill Retail Centre is located on the busy Atlantic Road connecting Portrush and Coleraine town centres.



The Causeway Coast and Glens, within which the property is located, has a population of 144,246 people as of 2018 and welcomes over 1 million tourists and visitors throughout the year.

The retail units also have a substantial residential catchment and are the closest off campus retail facilities for the Ulster University Coleraine Campus which accommodates over 6,000 students and staff.



DESCRIPTION

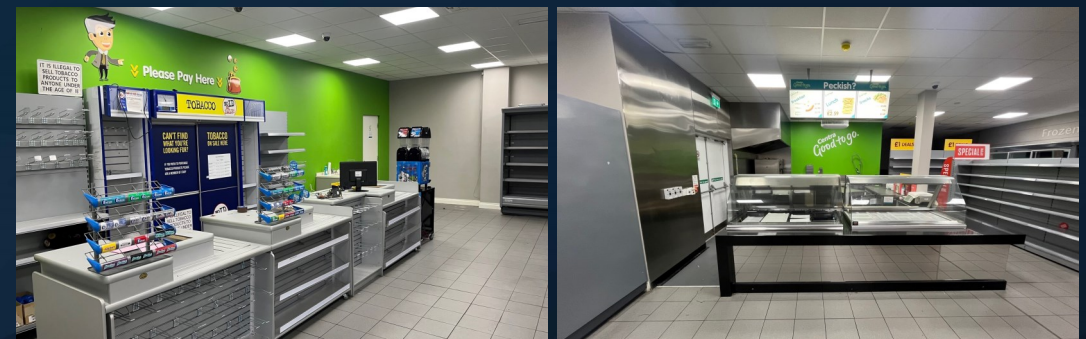
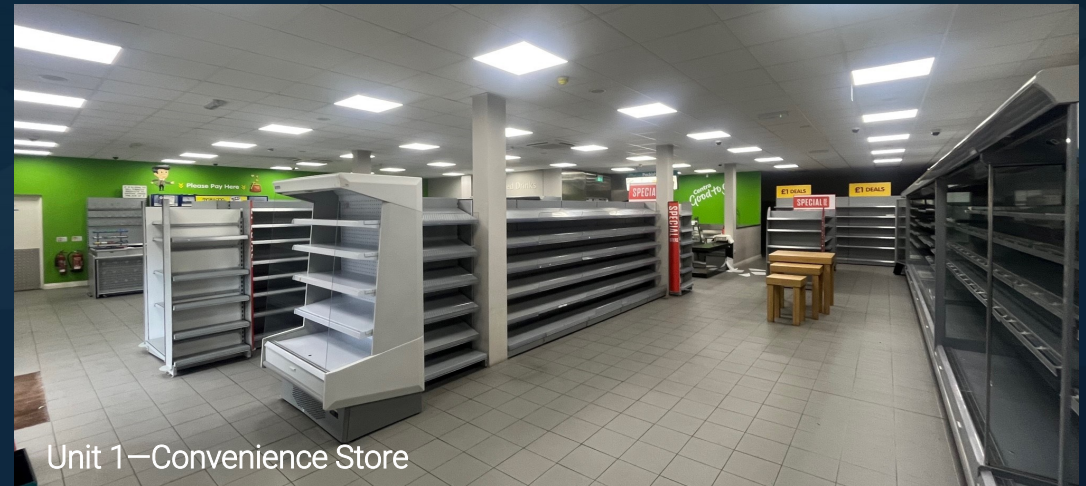
Shell Hill Square Retail Centre investment opportunity is available in its entirety or in two lots as detailed below:

LOT A: Comprising Unit 1 which is a convenience store fitted out to a high specification and ready to trade immediately. The unit has a fully fitted deli with hot food and salad bar. The unit benefits from secure electric roller shutter and aluminium shop window and door fronts.

LOT B: Comprises Units 2, 3, 4 and 5 which are finished to a shell specification with electricity, water and gas connections. The units also all benefit from secure electric roller shutter and aluminium shop fronts. These units have Planning Permission for a range of retail uses including 2 hot food consents.

ACCOMMODATION

Description	Area (sq m)	Area (sq ft)	Rates (Estimated Rates Payable)
LOT A			
Unit 1 (Ground Floor)	c. 359 sq m	3,864 sq ft	
Unit 2 (First Floor)	c. 65 sq m	703 sq ft	£25,400 (£13,783.87)
TOTAL LOT A	c. 424 sq m	4,567 sq ft	
LOT B			
UNIT 2	c. 67 sq m	720 sq ft	£4,750 (£2,577.69)
UNIT 3	c. 67 sq m	720 sq ft	£4,750 (£2,577.69)
UNIT 4 (Hot Food Consent)	c. 67 sq m	720 sq ft	£4,750 (£2,577.69)
UNIT 5 (Hot Food Consent)	c. 67 sq m	720 sq ft	£4,750 (£2,577.69)
TOTAL LOT B	c. 268 sq m	2,880 sq ft	
TOTAL ACCOMMODATION	C. 692 SQ M	7,447 SQ FT	



SALES DETAILS

PRICE: LOT A: Offers invited over £325,000
LOT B: Offers invited over £225,000
ENTIRETY: Offers invited over £485,000

TITLE: We assume the property is held under freehold title or long leasehold title.

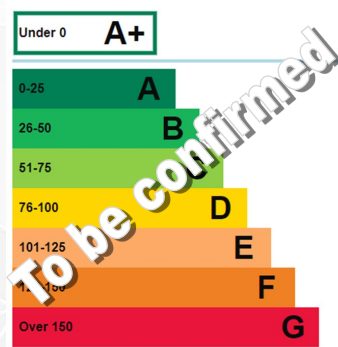
VAT

Any sale / transaction will be subject to VAT.

EPC CERTIFICATE

We have been advised that as works have not been completed on Units 2, 3, 4 and 5, no EPC is required.

The EPC Rating for Unit 1 is to be confirmed.



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.

File No. C3254

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