

*****RENT REDUCED*****

**TEMPLETON
ROBINSON**
COMMERCIAL

CHARTERED VALUATION SURVEYORS

TO LET

Prime Town Centre Retail Unit
16 Kingsgate Street, Coleraine BT52 1LB



LOCATION

Coleraine is one of Northern Ireland's leading provincial towns, with a population of c.60,000. There are large numbers of university students and tourists in the vicinity all year round.

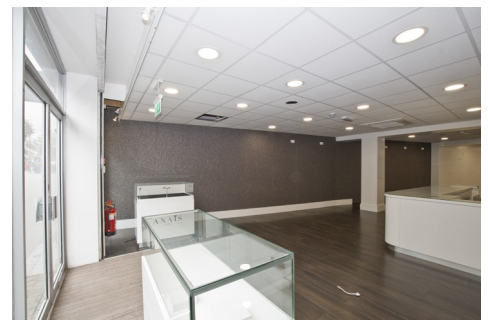
The subject property is located on the North side of Kingsgate street forming part of the prime retail pitch in the town. It is a short walk from a number of surface car parks.

Neighbouring occupiers include CEX, Snappy Snaps, Vodafone, DV8 and Ground coffee.

DESCRIPTION

Prime town centre retail property previously used by a jewellery retailer with an excellent open plan layout.

It is well finished to include solid floor overlaid with laminate, suspended ceiling with recessed spot lighting and Air conditioning.



Total Accommodation is c.1,657 sq.ft. (153.9 sq.m)

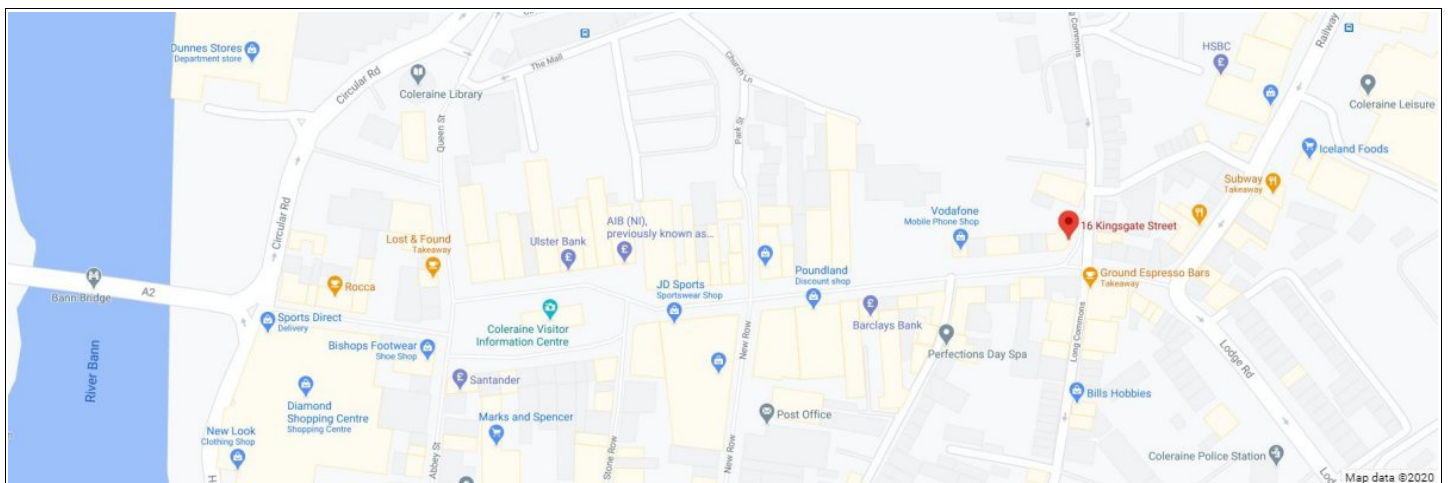
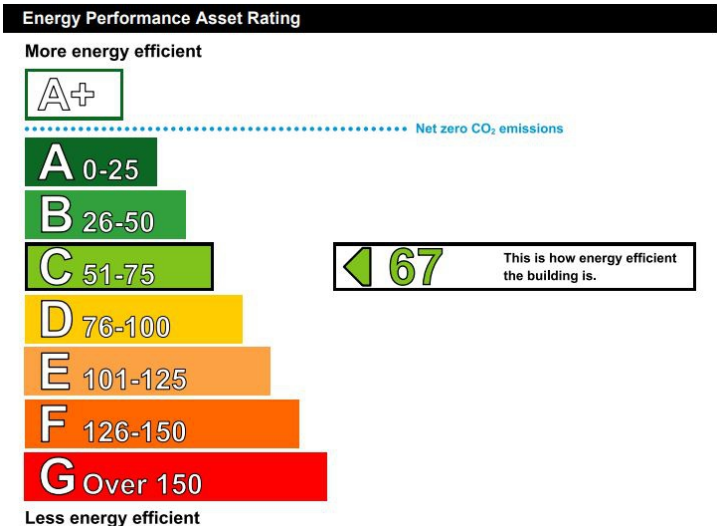
54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 email: nicola@trcommercial.co.uk

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LEASE DETAILS

RENT	£12,000 per annum
TERM	Minimum 3 years
REPAIRS	Full Repairing and Insuring basis plus shop front
VAT	All rentals quoted are exclusive of VAT, which may be chargeable
RATES	NAV £22.500 Rates payable 2020/21 would have been £13,300 but there are no rates payable on a retail unit in Northern Ireland due to Covid-19 until 1 st April 2021
EPC	C-67
VIEWING	By appointment with Agent 028 9042 4747 or Joint Agent Colin McAleese, NRE 028 7032 9222



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