



**OK
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FOR SALE

Units 1 & 2, 1A Ballycastle Road, Coleraine, BT52 2DY

Prominent Commercial Block / Potential Site extending to c. 0.40 acres

LOCATION / DESCRIPTION

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 is also home to the main campus of the University of Ulster with nearly 6,000 students and c.1,300 employees.

The subject is located on Ballycastle Road, situated close to the junction with the Bushmills Road and Translink Hub, a short walk from Coleraine town centre itself.

The subject property is ideal for continuing commercial use with planning established for trade counter retail, storage or gym use or alternatively idea for redevelopment to provide other commercial uses or housing subject to planning permission.

SITE AREA

Site Area: c. 0.40 acres (0.16 hectares)

ACCOMMODATION

UNIT 1, 1A BALLYCASTLE ROAD

	AREA (M ²)	AREA (SQ FT)
Ground Floor (Inc. Showroom, store, kitchen & WC)	430.36	4,631
Mezzanine (Inc. Offices and storage)	64.10	690
TOTAL ACCOMMODATION	494.46	5,321

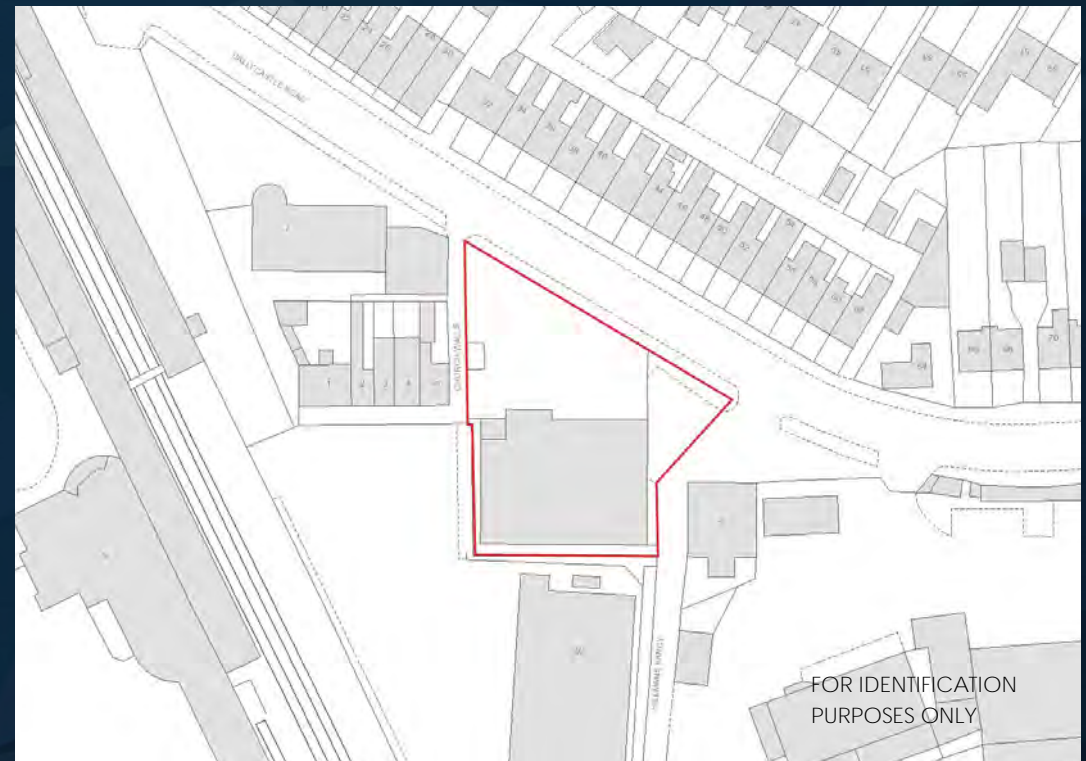
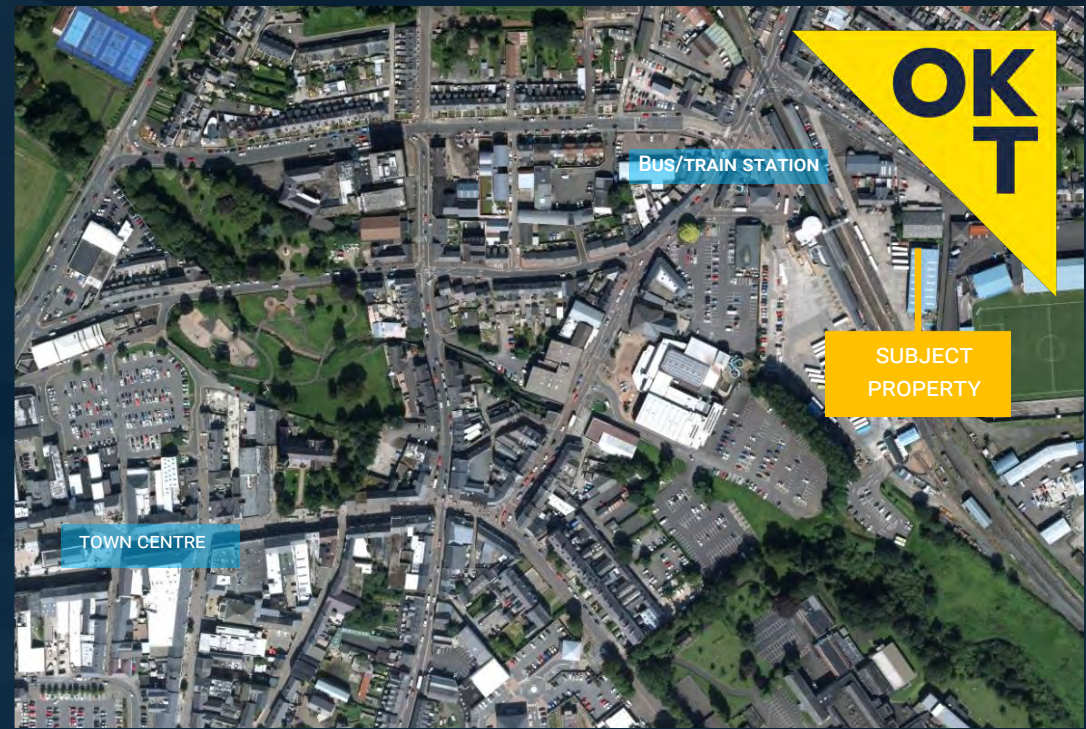
UNIT 2, 1A BALLYCASTLE ROAD

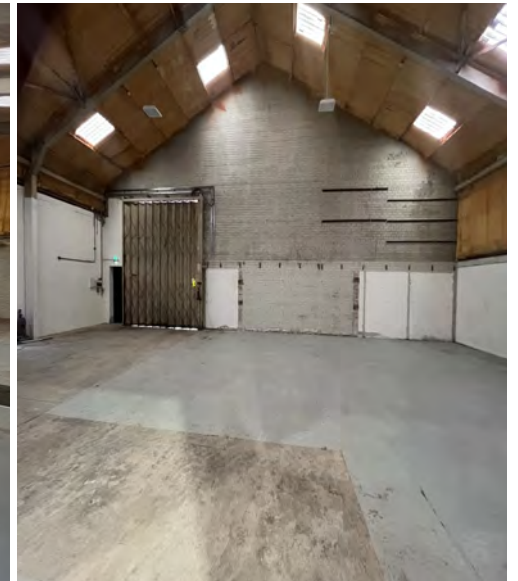
	AREA (M ²)	AREA (SQ FT)
Ground Floor (Inc. Kitchen & WC Facilities)	198.34	2,134

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/si/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: C4830





SALES DETAILS

PRICE: Offers over £385,000
TITLE: Assumed freehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

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

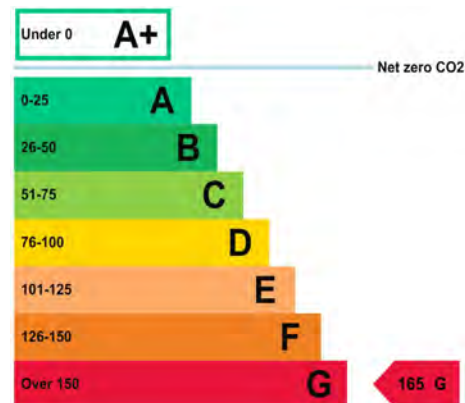
NAV (RATES PAYABLE)

Unit 1: £10,800 (Estimated rates payable in accordance with LPS website £6,323.21)

Unit 2: £5,100 (Estimated rates payable in accordance with LPS website £2,985.96)

NOTE: Eligible for small business rate relief which would reduce the rates by a further 20%

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they 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.