



TO LET

Prime Retail Unit Extending To 13,211 Sq Ft (Can Be Sub-Divided)

25 Church Street, Coleraine, BT52 1AW



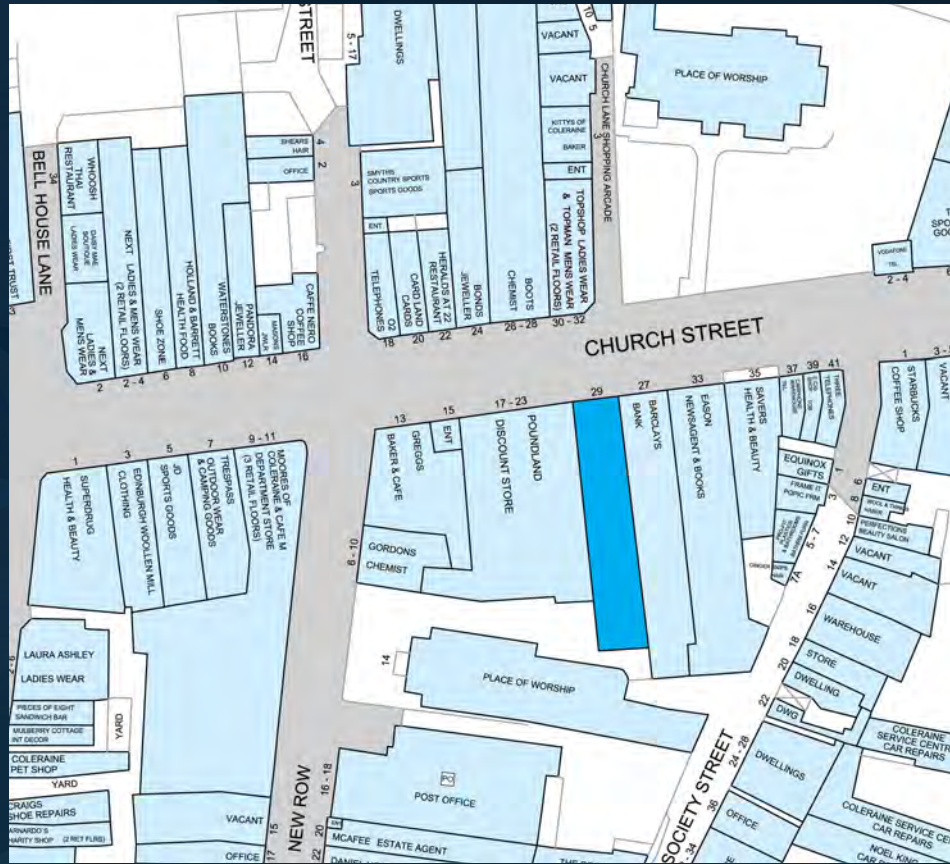
LOCATION

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.30 miles east of Londonderry. It has a primary catchment of 57,000 people and a wider catchment in excess of 125,000.

Coleraine provides the main commercial and retail facilities for the surrounding towns of Ballymoney, Portrush, Portstewart, Bushmills and the Causeway Coast Region. The town centre as such provides a prime focus for retail trade regionally as the capital of the Causeway Coast with over 2.0m visitors annually to the region.

Coleraine is also home to the main campus of the University of Ulster with nearly 6,000 students and c.1,300 staff. 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 subject property is located within the main pedestrian area of the town. Surrounding retailers include Regatta, Boots, Poundland, DV8, Greggs, Savers and the iconic Moores Department Store which facilitates a number of retailers including , Miss Selfridge, Monsoon and Accessorize.



c. 25,000

Population at last Census



Neighbouring occupiers include Regatta, Poundland, Greggs Savers & Moores Dept Store



Easily accessed via A26 with an abundance of public car parking in close proximity



c. 10 mins walk to Bus / Train Station

DESCRIPTION

The subject property offers well apportioned retail accommodation arranged over 4 floors currently with a café on the second floor.

The property benefits from excellent frontage and a feature foyer area providing exceptional window display facilities onto Church Street which benefits from a strong footfall. The property also benefits from lift access.

It has always been and remains a very well known central trading address within the town and will again no doubt prove to be a very strong trading pitch going forward.

There are a number of town centre car parks in close proximity to the subject. Rear access off Society Street is in place for deliveries, if needed.

The property whilst ideal for continued retail use is also suited to alternative use subject to planning consent as needed.

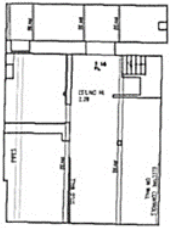
ACCOMMODATION

Description	Area sq m	Area sq ft
BASEMENT	74.4	801
GROUND FLOOR		
Retail (including Foyer)	343.2	3,693
WC Facilities	-	-
Ancillary	<u>21.8</u>	<u>235</u>
	365.0	3,928
FIRST FLOOR		
Retail (including changing cubicles)	381.5	4,105
SECOND FLOOR		
Retail / Café	250.1	2,692
Storage	51.1	550
WC Facilities	-	-
Office 1	17.8	192
Office 2	14.8	159
Office 3	8.8	95
Office 4	8.4	90
Ancillary	<u>11.3</u>	<u>122</u>
	362.4	3,900
THIRD FLOOR		
Ancillary	29.9	322
Kitchen	<u>14.4</u>	<u>155</u>
	44.3	477
TOTAL ACCOMMODATION	1,227.6 sq m	13,211 sq ft

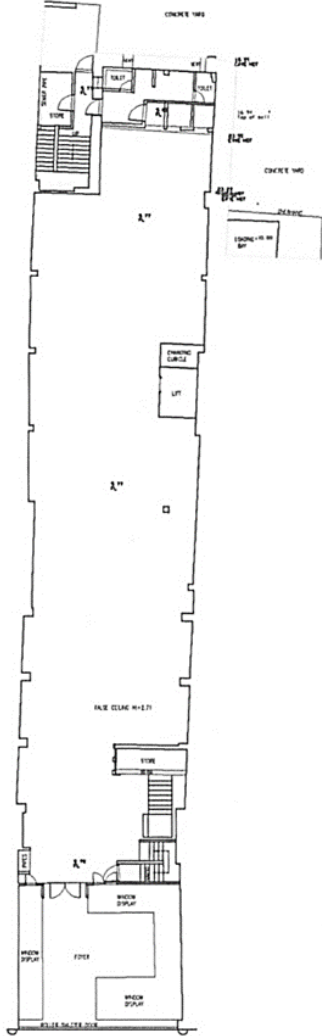
Note: Ground Floor ITZA c. 1,254 sq ft



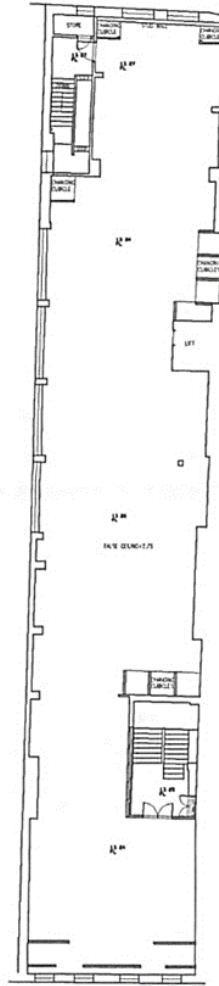
FLOOR PLANS



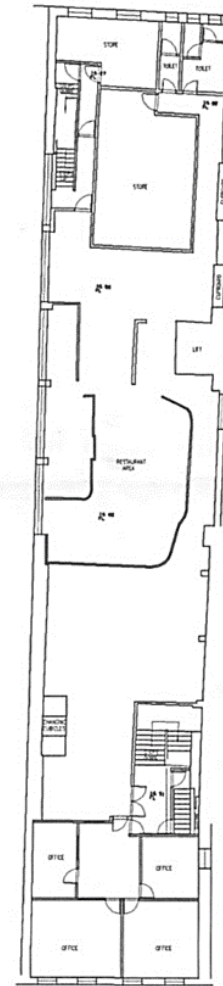
EXISTING BASEMENT PLAN



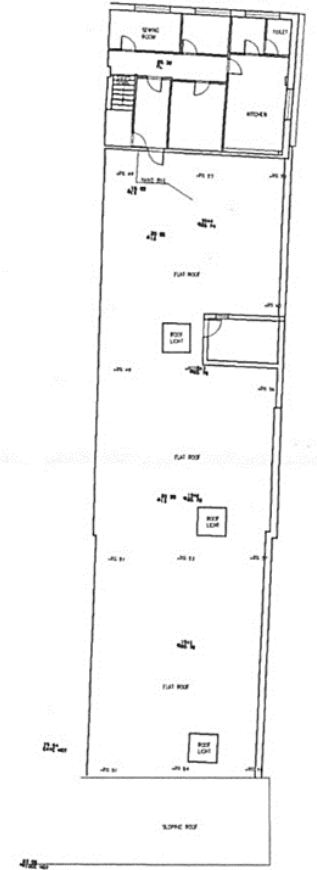
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



EXISTING THIRD FLOOR PLAN/ROOF PLAN

ROOF

RENT DETAILS

RENT

£55,000 Per Annum (Entirety)

TERM

From 10 years with rent reviews at 5 yearly intervals.

VAT

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

NAV

NAV: £66,300. Estimated rates payable in accordance with LPS website: £36,818.05.

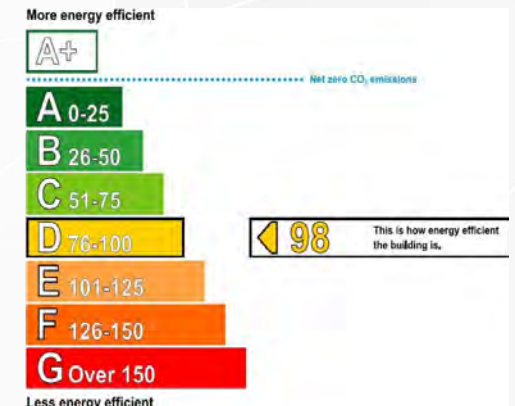
Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

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/uksl/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.



EPC CERTIFICATE



CONTACT DETAILS

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