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# TO LET

## 26 - 30 Kingsgate Street, Coleraine, BT52 1LE

Two very well apportioned and Prominent Commercial Units

# LOCATION

Coleraine is one of Northern Ireland's leading provincial towns located in the north west of the Province, situated c. 56 miles north of Belfast and c.30 miles east of Derry City.

Coleraine provides the main commercial and shopping facilities for the surrounding towns of Ballymoney, Portrush, Portstewart, Bushmills and the Causeway Coast Region.

The available shop / office units are located on Kingsgate Steet which features a good solid range of national and local traders such as Ground Espresso Bars, Couples Fashions, Burns & Co Outfitters, Pear Tree Café and Ken Young Fashions. This section of the town has its own distinctive and appealing fashion / café sub culture which is obvious when you walk through the area.

# DESCRIPTION

The lettings offer a great opportunity to gain representation within this well known and highly visible corner premises, benefiting from a strong pitch on the sunlit elevation of the street. Each of the units offer unique benefits depending on the nature of business you intend to operate and viewing will establish which option best suits your occupational needs.

# ACCOMMODATION

DESCRIPTION	AREA (M <sup>2</sup> )	AREA (SQ FT)
<b>NO. 26 -28 KINGSGATE STREET</b>		
Ground Floor Office	56.7	610
First Floor Office & Kitchen	57.2	615
Second Floor Offices & Stores	33.0	355
<b>NO. 30 KINGSGATE STREET</b>		
Ground Floor Shop	44.1	475
First Floor Shop Store / Staff Area	43.7	470
<b>TOTAL ACCOMMODATION</b>	<b>234.7</b>	<b>2,525</b>

## 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: C4617



FOR IDENTIFICATION  
PURPOSES ONLY



26 - 30 Kingsgate Street, Coleraine, BT52 1LE



# LEASE DETAILS

RENT:	<b>No. 26 - 28</b> £18,000 per annum
	<b>No. 30</b> £14,000 per annum
TERM:	5 year lease suggested.
REPAIRS / INSURANCE:	Tenants to repair and maintain their own unit and contribute towards the building insurance premium.
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

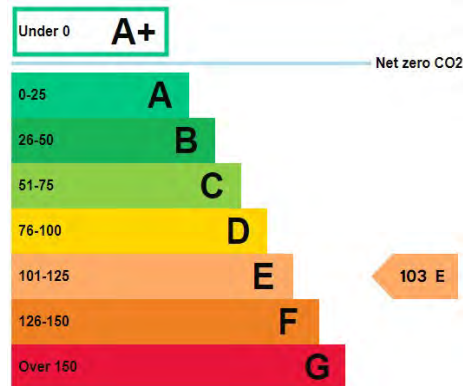
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed tenant will be required to satisfy the Lessor and their agents regarding the source of the funds used to complete the transaction.

## NAV (RATES)

No. 26-28	£21,900
No. 30	£14,300

NOTE: No 30 is eligible for small business rate relief which would reduce the rates by a further 20%

All prospective tenants should make their own enquiries to confirm the rates payable.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

### O'CONNOR KENNEDY TURTLE

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ **028 7034 4244** | Belfast Office: 22 Adelaide Street, Belfast BT2 8GD **028 9024 8181** [okt.co.uk](http://okt.co.uk)

## HENRY TAGGART

**07989 552 758**

## RACHEL MORRELL

**028 9024 8181**

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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.