



26 New Row, Coleraine, BT52 1AF

Centrally located Ground Floor Retail Unit extending to c. 900 sq ft available by way of assignment

LOCATION

New Row is one of Coleraine's main approach streets into the town centre and surrounding retail occupants' include Moores, The Post Office, Gordons Chemist and McAfees.

Numerous professional offices are also based in New Row i.e. estate agents, solicitors etc.

DESCRIPTION

The premises is ideal for a starter or growing business suitable for a wide range of retail / office users or other (subject to planning if required).

The unit provided ground floor retail / office accommodation with ancillary facilities.

Available immediately further details from letting agents

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Main Office	42.73	460
Annex	14.86	160
Private Office	15.33	165
Kitchen	10.59	114
W.C's	-	-
TOTAL ACCOMMODATION	83.52	900

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.

REF: C437



LEASE DETAILS

RENT: Currently £6,750 per annum increasing to £7,500 per annum from 1st July 2025

TERM: c. 20 months remaining (3 years from 1 July 2023) lease extension no issue

REPAIRS / INSURANCE: Effective full repairing and insuring lease

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 purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £7,550

Estimated rates payable in accordance with LPS Website: £4,420 (2024 /2025)

NOTE: The property is 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.



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FURTHER INFORMATION

For further information / viewing arrangements please contact:

HENRY TAGGART

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O'CONNOR KENNEDY TURTLE

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