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FOR SALE

17 The Diamond, Coleraine, BT52 1DW

Centrally Located Retail / Office Unit Extending to c. 1,152 sq ft over ground and first floor.

LOCATION

The subject property is located in the heart of Coleraine Town Centre, directly opposite the Town Hall, in an ever strengthening retailing location. Occupiers within The Diamond include national and local covenants such as Marks & Spenser, Specsavers, Gordons Chemist and The Progressive, Halifax and Danske Bank.

DESCRIPTION

The premises is ideal for any growing business suitable for a wide range of retail / office users or other (subject to planning if required).. The unit provides retail / office accommodation over ground and first floor with ancillary facilities and rental demand from an investor point of view is anticipated to be good going forward. Available immediately, further details and viewings available via the agent.

ACCOMMODATION

DESCRIPTION

DESCRIPTION	AREA (M ²)	AREA (SQ FT)
Main Office	44.85	783
Potential additional unit space	8.09	87
Cloak room	6.12	66
Storage	0.99	11
W.C	-	-
FIRST FLOOR		
Office (2 no. offices)	35.62	383
Kitchen	10.15	109
Store	1.20	13
W.C	-	-
TOTAL	107.02	1,152

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: C4406



SALES DETAILS

PRICE: Offers around £180,000
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.

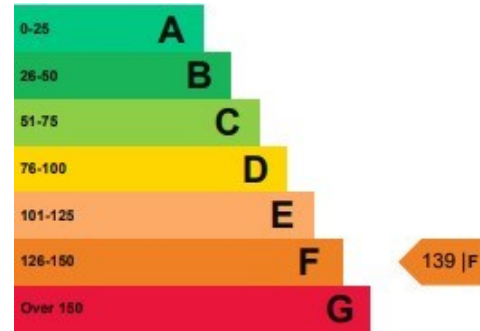
NAV (RATES PAYABLE)

NAV: £12,100

Estimated rates payable in accordance with LPS
Website: £7,084

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

HENRY TAGGART

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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.