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# 21 New Row, Coleraine, BT52 1AD

Centrally Located Ground Floor Retail Accommodation extending to c. 700 sq ft

# LOCATION / DESCRIPTION

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.

The premises is ideal for a starter or growing business suitable for a wide range of retail users or alternative uses subject to planning, if required.

The unit provides ground floor retail accommodation.

Available immediately, further details from letting agents.

# LEASE DETAILS

RENT: Asking £3,500 per annum

TERM: Negotiable subject to periodic reviews

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

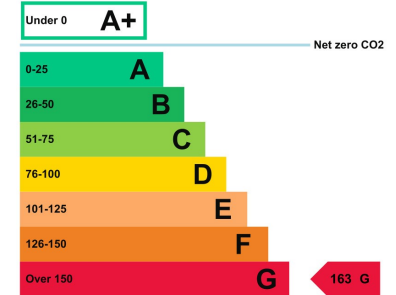
NAV: £5,250

Estimated rates payable in accordance with LPS Website: £3,074

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

# ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR		
Retail Area	65.0	700



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

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