



FOR SALE/ 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 Topshop, Boots, Poundland, DV8, Greggs, Savers and the iconic Moores Department Store which facilitates a number of retailers including Dorothy Perkins, Miss Selfridge, Monsoon and Accessorize.

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

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.

0.2 MILES FROM THE MALL CARPARK
c. 4 mins walk

0.3 MILES FROM ABBEY CARPARK
c. 5 mins walk

30 MILES FROM DERRY CITY
c. 40 mins drive time

56 MILES FROM BELFAST
c. 1 hr 10 mins drive time

ACCOMMODATION

Lot	Description	Area (sq.m)	Area (sq ft)
1	BASEMENT	74.4	801
	GROUND FLOOR		
	Retail (including foyer)	343.2	3,693
	WC Facilities	-	-
	Ancillary	21.8	235
		365.0	3,928
2	FIRST FLOOR		
	Retail (including changing cubicles)	381.5	4,105
3	SECOND FLOOR		
	Retail	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	11.3	122
		362.4	3,900
	THIRD FLOOR		
	Ancillary	29.9	322
	Kitchen	14.4	155
	44.3	477	
	TOTAL	<u>1,227.6 m²</u>	<u>13,211 sq ft</u>

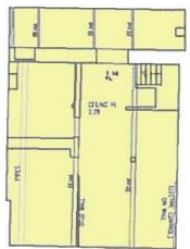
Note : Ground Floor ITZA c. 1254 sq ft



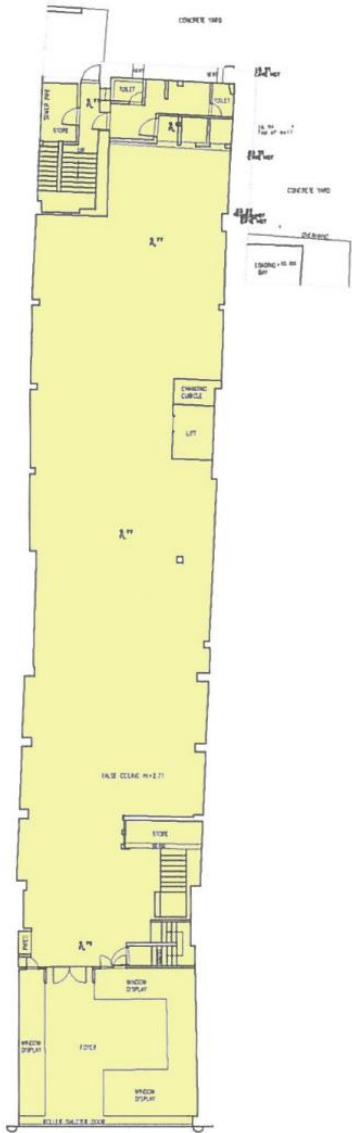
Lot 1

Lot 2

Lot 3



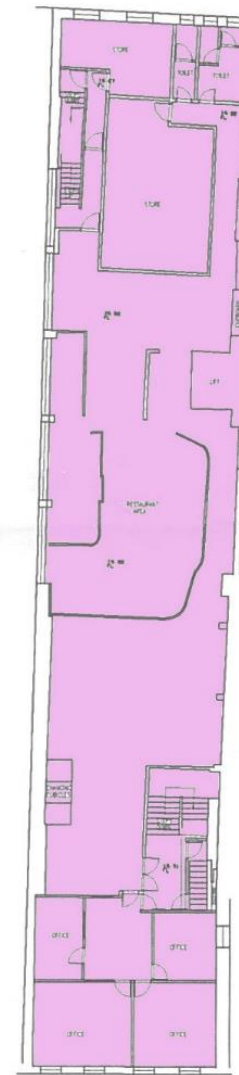
EXISTING BASEMENT PLAN



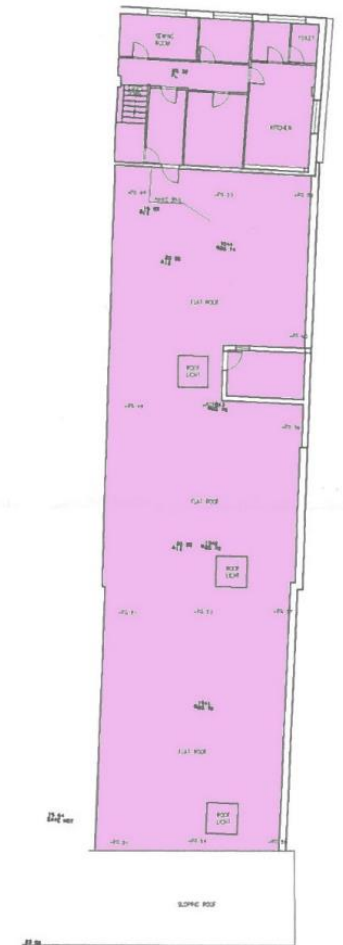
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



EXISTING THIRD FLOOR PLAN/ROOF PLAN

Floor Plans

Not to Scale – For Illustration Purposes

NAV

We are advised by the Land and Property Service that the current NAV for the subject is: £74,600.

The commercial rate in pound is £0.588556.

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

EPC

The Property has an EPC rating of D98 (See visual at last page).

LEASE DETAILS

RENT: Price on Application for various Lots / entirety
Can be sub divided

TERM: From 10 years with rent reviews at 5th yearly intervals.

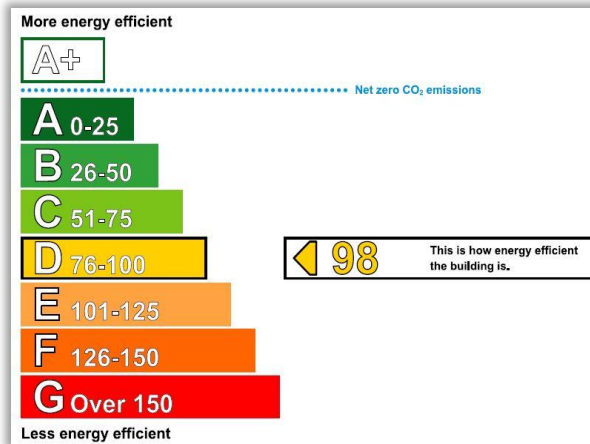
GENERAL: Lease to be on the basis of full repairing and insuring.

SALES DETAILS

TITLE: Assumed Freehold / Long Leasehold

PRICE: On Application





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/ukxi/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.

VAT

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

FURTHER DETAILS



O'Connor Kennedy Turtle
20/22 Stable Lane, Coleraine
T +44 (0)28 7034 4244
Adelaide St, Belfast
T +44 (0)28 9024 8181

CONTACT: HENRY TAGGART | henry.taggart@okt.co.uk
BRIAN TURTLE | brian.turtle@okt.co.uk

JOINT AGENTS



Benson's
9 Dunmore Street
Coleraine BT5 1EL
T +44 (0)28 7034 3677

CONTACT: DAN HENRY | dan@rbensonandson.co.uk

Ref: [HT/C4190](#)

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.