

Unit 1, Hanover Place, Coleraine



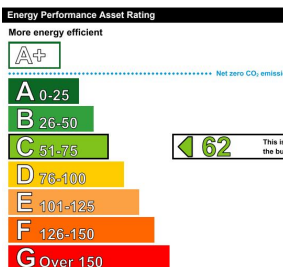
Retail

Asking Rent - Price On Application

- Extensive Town Centre Retail Premises with the benefit of on site car parking.
- Located on a high profile retail position within close walking distance to the town centre.
- Gross internal area of approx c. 17,864 sq ft (1,659.65 sq m)
- Neighbouring occupiers including Kwik Fit, KFC and Tesco.
- The property lends itself to a variety of commercial uses or sub division into multiple units subject to planning permission.
- This property will suit a variety of commercial operators given the extensive ground floor retail space on offer.



EPC:



Net Internal Area

Net Internal Area:
c.17,864 sq ft (c.1,659 sq m)

Ground Floor:
c. 17,314 sq ft (c.1,608.sq m)

First Floor:
c. 550 sq ft (c.51.5 sq m)

Lease Details

Rent:
Price on Application

Lease Details:
Terms Negotiable

Rates:
Tenant Responsible

Insurance:
Landlord to insure, tenant to reimburse

Repairs:
Full Repairing

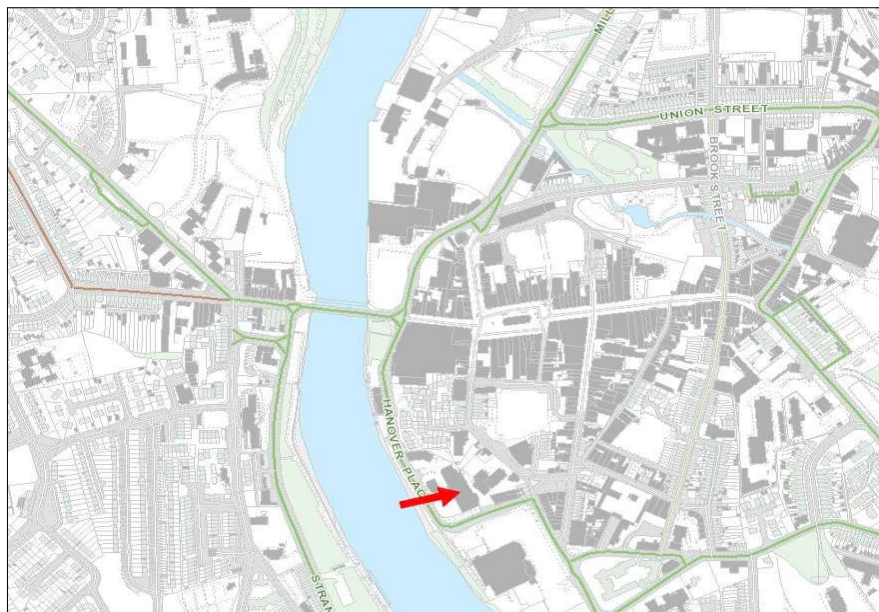
VAT:
All outgoing and rentals are quoted exclusive of but may be liable to VAT

NAV:
£72,100

Non-Domestic rate in the £
0.568776

Viewing:
Strictly by appointment through joint agents

Northern Real Estate & Osborne King



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