

To Let



diamond
shopping centre

Diamond Shopping Centre, Coleraine



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Excellent town centre location fronting onto the town's **prime retail** pitch, one of Coleraine's main pedestrian routes and overlooking the River Bann.

Summary

High specification Shopping Centre with tenants including:

- USC
- Sports Direct
- TK Maxx
- New Look
- Burger King
- Claire's Accessories

Excellent town centre location fronting onto the town's prime retail pitch, one of Coleraine's main pedestrian routes and overlooking the River Bann.

The majority of floor space, approximately 60%, is let to national covenant retailers.



Prime Location

The subject property is located on a prominent site that abuts Hanover Place, Bridge Street and Abbey Street, within the main commercial/retail core of Coleraine town. The prime retailing pitch is pedestrianised and is defined by the Diamond and Bridge Street.

Description

The Diamond Centre comprises a Net Internal floor area of approximately 124,000 sq ft. The centre opened in 2002 and is arranged to provide accommodation over lower ground, ground and first floor levels. The centre is made up of a mix of local and national retailers and is anchored by a 28,000 sq ft USC Department Store, 25,000 sq ft TK Maxx and includes a further 24 unit shops. Other national tenants include New Look, Phones 4 U and Claire's Accessories.

Coleraine is a provincial town situated approximately 55 miles (88 km) north west of Belfast, 25 miles (40km) north east of Londonderry and 28 miles (45 km) north west of Ballymena. The town is located in close proximity to the North Antrim coastal towns of Portrush, Portstewart, Castlerock and Ballycastle and is the closest commercial conurbation to the tourist north coast area which has traditionally serviced visitors in peak seasons. Coleraine is a university town with a major campus of the University of Ulster.

Belfast International Airport is located approximately 45 miles (72 km) to the south east along the A26 and M2 motorway network close to the town of Antrim.



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Retailing in Coleraine

Coleraine Town Centre

The retailing provision in Coleraine is focused on the town centre. The central retailing area is fully pedestrianised providing a pleasant family friendly shopping experience.

The town's main car parks are located adjacent to the central pedestrianised area, providing c.1300 car park spaces.

The Diamond Centre is the town's only enclosed shopping centre and forms one end of the town's prime retail pitch which stretches from The Diamond through to Kingsgate Street.

Retailers represented in the town's prime pitch include M&S (Simply Food), Argos, Next, Waterstones, Boots, Top Shop etc.

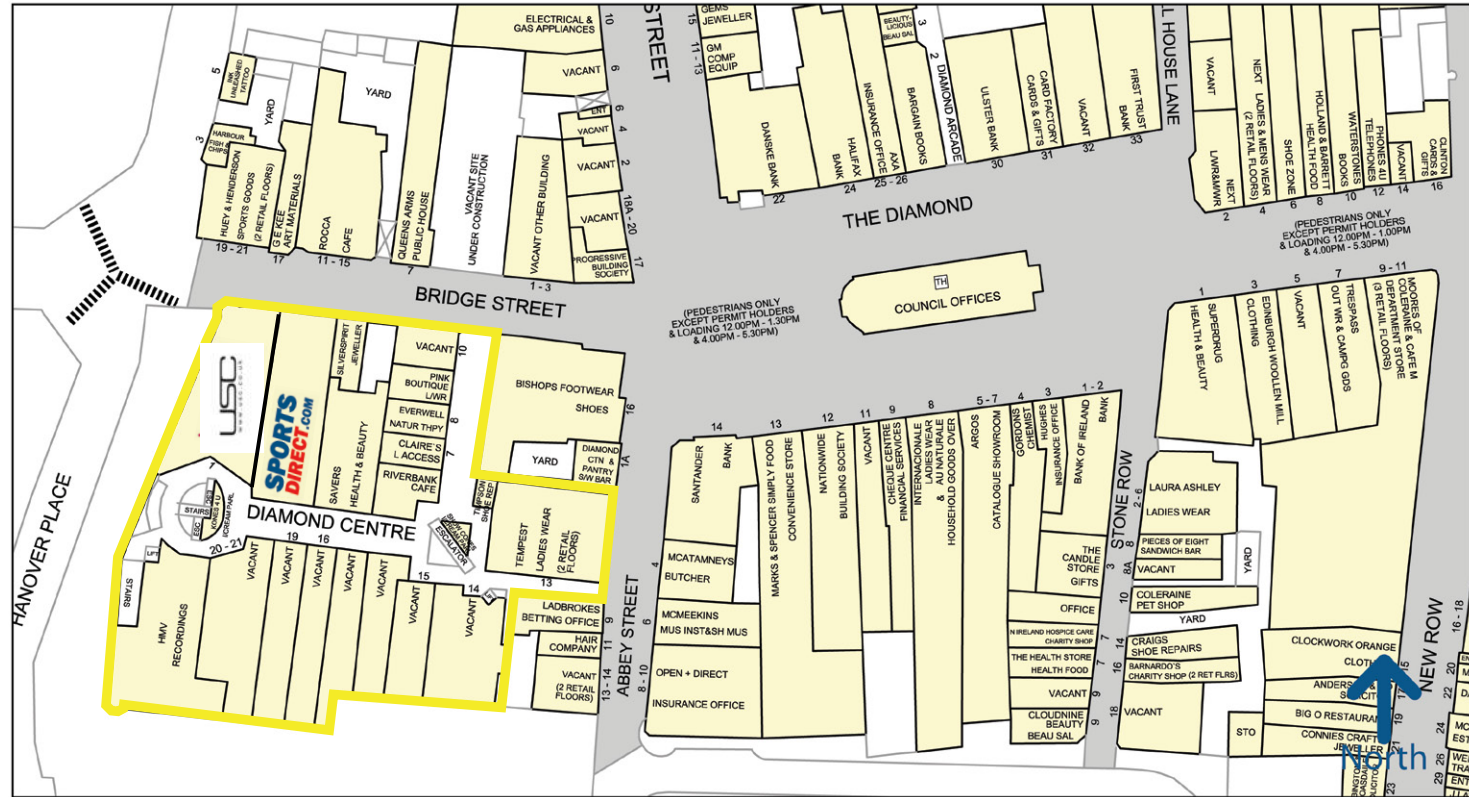
The town has a number of strong independent retailers including Moores Department Store, Dixons Department Store and Bishops Shoes.



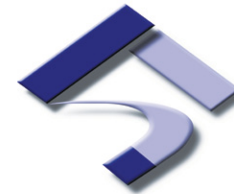
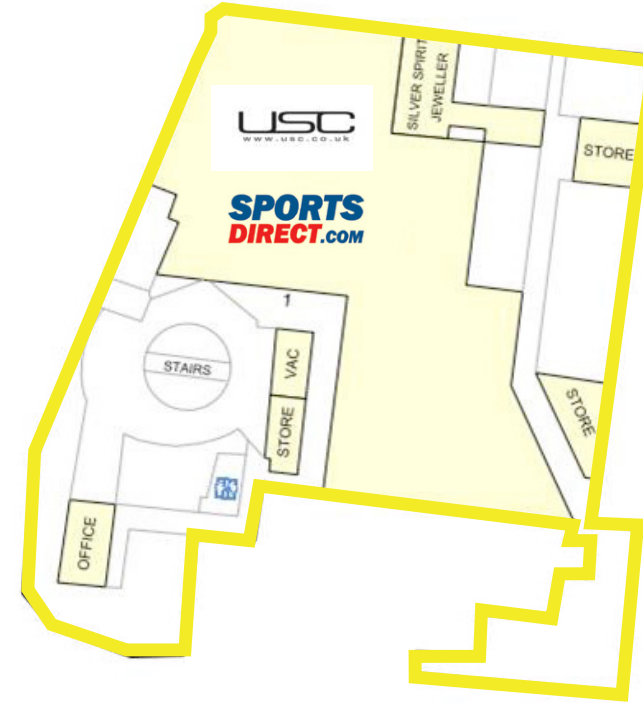
The Coleraine Borough has a primary catchment of **57,343** with a secondary catchment of **101,914** persons.



Ground Floor



Lower Ground Floor



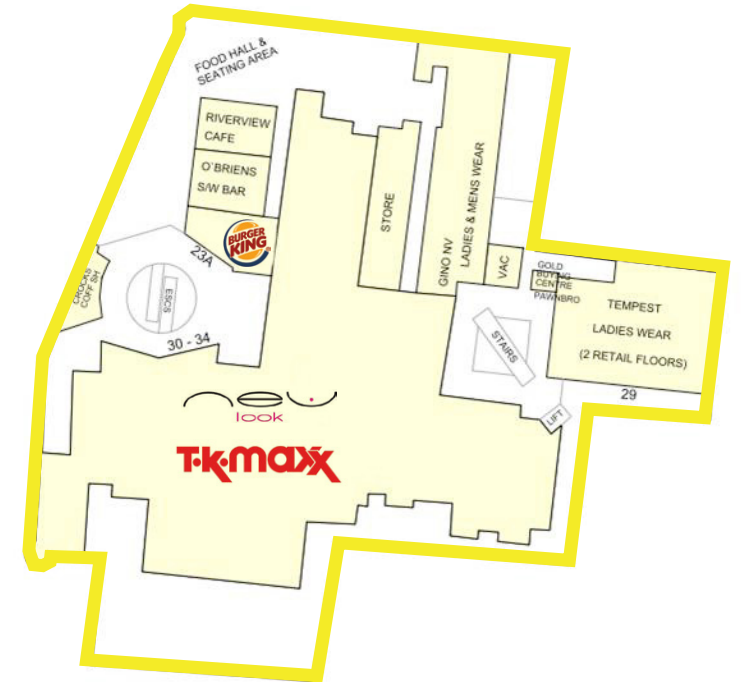
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Accommodation

Units ranging from 180 sq ft to 10,350 sq ft are available for immediate occupation.

Please contact TDK for further information.

First Floor



Contact



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Strictly by prior appointment with agent:

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