



**“Custom House”
19 – 21 Bridge Street
Coleraine
BT52 1DR**

Retail Unit In Central Location
Extending to c. 358 sq m
(3,855 sq ft)

Can Be Sub-Divided

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Location / Description

Situated within Coleraine's central pedestrianised area with prominent frontage to Circular Road (A2 route) and of course frontage to Bridge Street close to the Diamond.

This traditionally styled property has much to offer a variety of retail operators and could potentially be split to form 2 units if needed.

Built in 1783 as Coleraine Ports Custom House, it retains elements of the period's style.

Traders in the vicinity include The Diamond Centre, Café Rocca, Bishops, Heatons, Dunnes, The Queens Arms and Progressive Building Society.

Coleraine is a popular university town which acts as a regional hub for the Port towns with the district having a population of c.56,000 people. The town is greatly boosted by tourist trade or summer months.

Available from early 2018.

Accommodation Details

FLOOR	DESCRIPTION	AREAS
BASEMENT	Retail Area Store	c. 49.8 sq m (536 sq ft) c. 27.8 sq m (300 sq ft)
GROUND	Retail Area Office	c. 165.7 sq m (1783 sq ft) c. 11.3 sq m (122 sq ft)
FIRST	Store	c. 10.3.5sq m (1114 sq ft)

Lease Details

TERM:	3 - 5 years
RENTAL:	£14,000 per annum plus Vat and rates (can be sub-divided).
REPAIRS/INSURANCE:	Tenant responsible for internal repairing liability and of their demise and also external maintenance. Landlord to pay the annual building insurance premium and tenant(s) to reimburse.

VAT

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

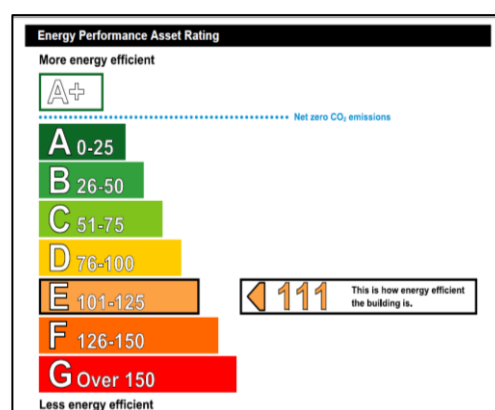
N.A.V

We are advised by the Land and Property Service that the current NAV for the subject is £12,300.

The commercial rate in pound for 2018 / 2019 is £0.578876.

Note - LPS Small Business Rate Relief for premises with a NAV of more than £5,000 but less than £15,000 is 20%

EPC (Energy Performance Certificate)



Viewing / Further Details

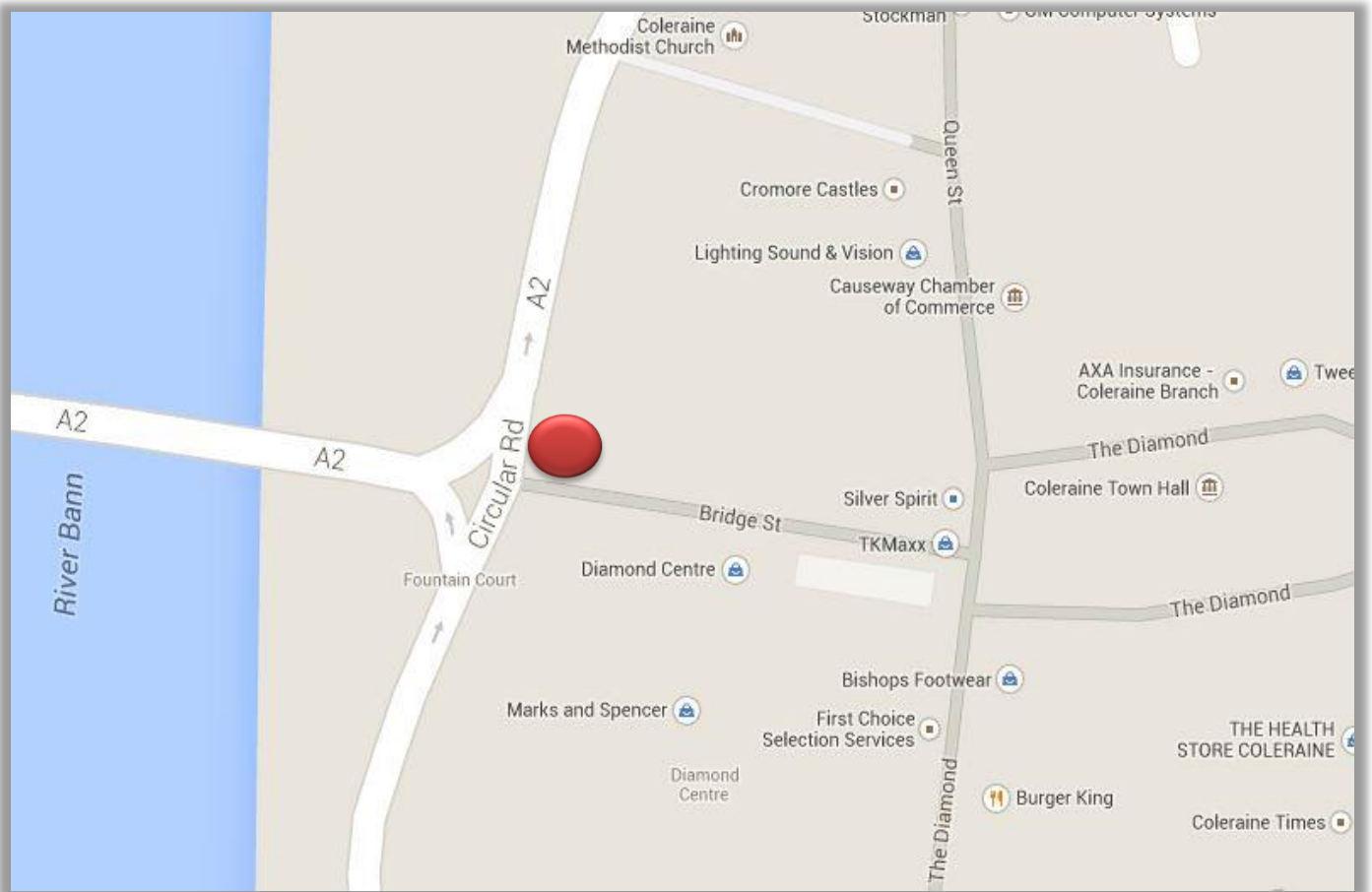
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