



FOR SALE / TO LET

PRIME TOWN CENTRE OFFICE PREMISES WITH PARKING



**12 LODGE ROAD
COLERAINE
BT52 1NB**

(028) 7034 4433

WWW.PHILIPTWEEDIE.COM

LOCATION

- The subject property is situated on Lodge Road which has long been established as one of Coleraine's most popular office locations.
- It is well located in close proximity to the town centre and offers private parking facilities.
- Neighbouring occupiers include solicitors, financial advisors, dentists, architects, quantity surveyors and accountants.

DESCRIPTION

- Grade B2 Listed Building comprising office accommodation over four floors.
- Extending to c. 1,637 Sq. Ft. / 152 Sq. M.
- Enclosed rear yard with designated parking to the rear.
- External garage with roller shutter door extending to c. 22.96 Sq. M (247 Sq. Ft.)
- The property presents a great opportunity for an owner occupier.
- Potential to convert to alternative use (Subject to Planning Permission).



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ACCOMMODATION

	Sq. M.	Sq. Ft.
<u>Ground Floor</u>		
Kitchen	4.65	50.05
Reception / Interview Room	18.62	200.42
Office (1)	13.2	142.08
Office (2)	8.75	94.18

First Floor Return: WC, wash hand basin and shower cubicle.

<u>First Floor</u>		
Office (3)	25.3	272.33
Office (4)	15.18	163.40

Second Floor Return: WC, wash hand basin and bath.

<u>Second Floor</u>		
Office (5)	15.51	166.95
Office (6)	25.76	277.28

<u>Third Floor</u>		
Office (7)	15.4	165.76
Office (8)	9.735	104.79

Net Internal Area	c. 152	1,637
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LEASE DETAILS

Rent:	£14,000 per annum.
Term:	Negotiable subject to 3 yearly reviews.
Repairs:	Tenant shall be responsible for internal repairs.
Insurance:	Landlord to pay and tenant shall reimburse fair proportion of annual premium.
Rates:	Tenant shall be responsible for the annual rates.

Regulated by RICS



Sales Details

Offers over £135,000

Title

TBC

VAT

All figures quoted are exclusive of but maybe subject to VAT.

Net Annual Value (NAV)

We are advised by the Land and Property Services that the NAV of the property is £7,450.

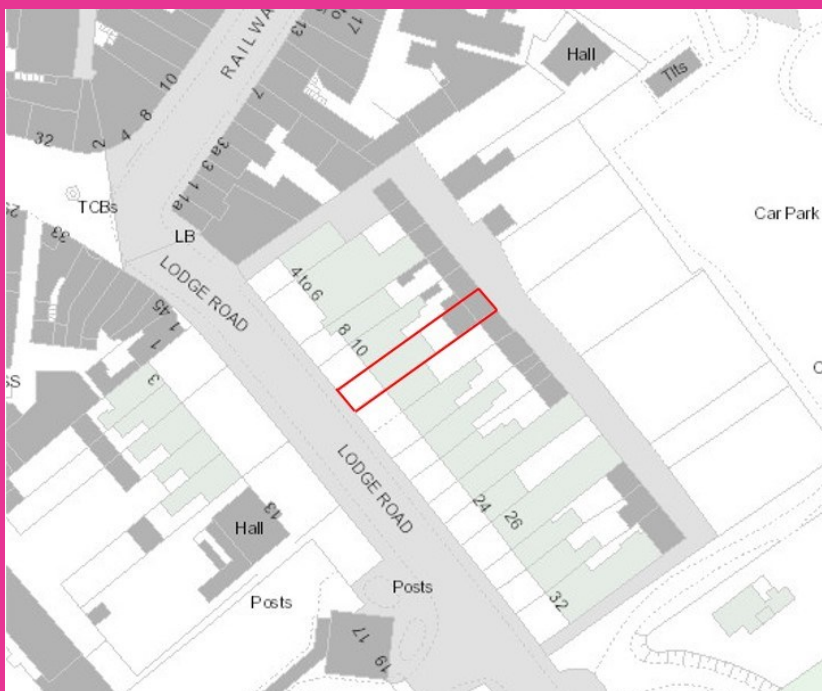
Viewing

Strictly by appointment with Agent.

CONTACT

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PHILIP TWEEDIE LIMITED (REGISTRATION NUMBER: NI 631370) - REGISTERED OFFICE: 62-64 NEW ROW, COLERAINE, BT52 1EJ

Whilst we endeavour to make our sales details accurate and reliable in every way, if there is any point which is of particular importance to you in deciding whether to submit an offer please contact our offices and we will be pleased to verify the information to you. Philip Tweedie & Company for themselves and for the Vendors 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 and do not constitute part of an offer of 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 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 Philip Tweedie & Company has any authority to make or give any representation or warranty in relation to this property.