



For Sale

Prominent Ground Floor Retail Unit C. 2,530 sq. ft (235 sq. m)
16-18 New Row, Coleraine, County Antrim

tdk commercial
property
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PROPERTY SUMMARY

- **Highly Prominent Location**
- **Ground Floor Self Contained Unit**
- **High level of passing vehicular and foot traffic**
- **Nearby retailers include Moores, Mauds & Gordons Chemist**

LOCATION

Coleraine is one the largest towns in the Northwest of Northern Ireland with a population of c.25,000 and a wider catchment population within the local council area of c.148,000.

It has excellent road and rail links to the rest of Northern Ireland via the newly upgraded A26 and is approximately 56 miles North of Belfast.

The property is situated on New Row one of the main routes leading to the retail core of Coleraine directly opposite Moores. It is within a short walking distance of the town's main retail areas including the Diamond Shopping Centre and Church Street.

DESCRIPTION

The property is a former Post Office and fronts the current Royal Mail Sorting Centre. The subject property is split into a number of different rooms including a public area, counter area, storerooms and other offices split over ground and first floor.

Some areas of the building may be shared by the sorting office to the rear, the vendor will be responsible for completing seperation works.

The property is in a good state of repair and benefits from partial air conditioning, gas fired central heating, suspended ceilings, recessed fluorescent strip lighting and vinyl flooring throughout.

Property	Sq. Ft	Sq. M
Post Office	2,530	235

GUIDE PRICE

Offers are invited over £90,000 + VAT.

TITLE

Assumed freehold or very long leasehold. The purchaser will be responsible for a service charge to cover repair and maintenance of any common areas.

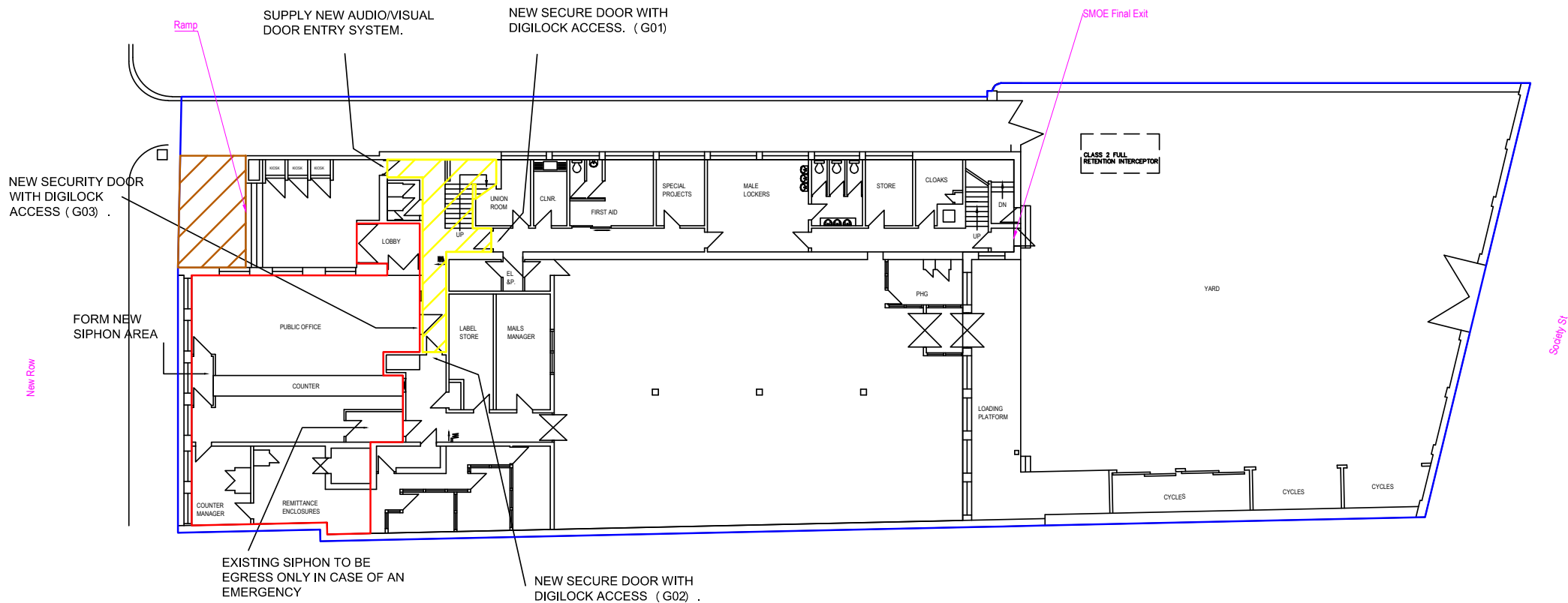
RATES

The property is currently assessed with post office and sorting office combined, once the building is split the NAV will require to be reassessed.

VAT

All prices and outgoings are exclusive of but may be liable to Value Added Tax.





EPC
TBC.

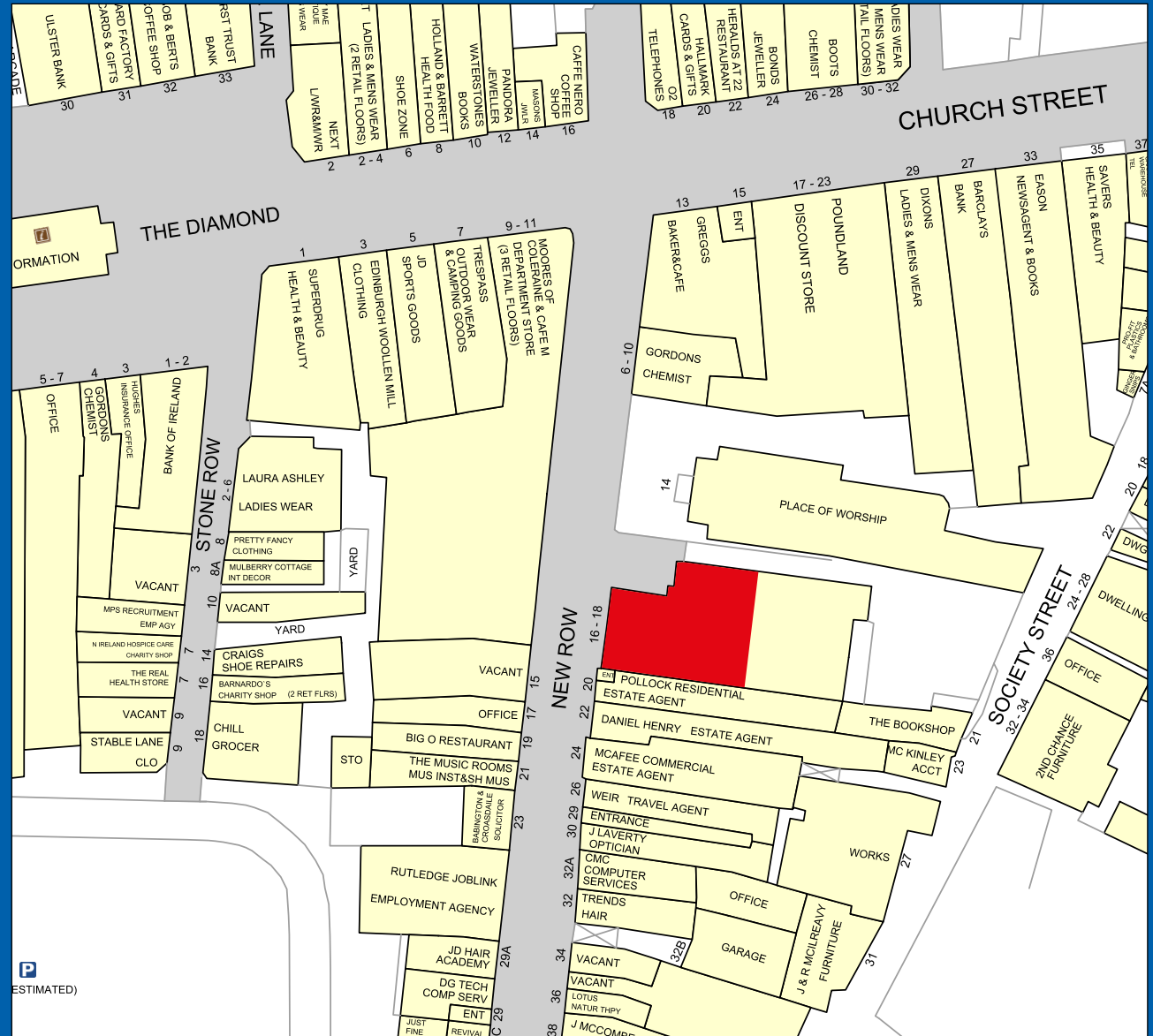
FURTHER INFORMATION

For more information or to arrange a viewing please contact:

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