To Let

Unit 4 Church Lane
Coleraine
BT52 1AG
The subject premises are located at the entrance to the Church Lane shopping arcade. It is just off the main pedestrianised shopping thoroughfare of Church Street in Coleraine town centre.

The premises benefit from a long glazed shop front and good pedestrian access.

Ideal for renewal of restaurant / café business activity.

Internally the unit has a suspended ceiling with recessed halogen spot lighting.

The floor is a mixture of slate tiles and natural wood flooring and has a raised seating area in one corner.

The food preparation area benefits from a kitchen sink, worktops, tiled splash back and plumbing for various pieces of catering equipment.

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<tr>
<th>Accommodation</th>
<th>sq m</th>
<th>sq ft</th>
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<tbody>
<tr>
<td>Shop Area</td>
<td>c. 86.1</td>
<td>926</td>
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<tr>
<td>Wc</td>
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Lease Details

Term / Rent Review: Negotiable
Rent: £7,000 per annum

Repairs / Insurance:
Tenant responsible for internal repairing liability and must reimburse the landlord with a fair proportion of the buildings insurance premium.

NAV
To be assessed.
The commercial rate in the pound for 2012 / 2013 is £0.559997

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

EPC
(energy performance certificate)
Information pending.

Viewing
Further details can be obtained from Agents:
O’Connor Kennedy Turtle
0/22 Stable Lane
Coleraine
BT52 1DQ
Tel: 028 703 44244
Fax: 028 703 44949
Email: coleraine@okt.co.uk
Web: www.okt.co.uk

Contact:
Henry Taggart
Email: henry.taggart@okt.co.uk
OR
Matthew Turtle
Email: matthew.turtle@okt.co.uk

Our Ref: HT/MT/C1413
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