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# ARMSTRONG GORDON



## COLERAINE

38 Railway Road

BT52 1PE

Ground floor shop/office/retail space & additional basement level rooms starting at £11,750 P/A



**ARMSTRONG GORDON**  
& Company Limited  
THE PROFESSIONAL PROPERTY AGENT [ Est. 1947 ]

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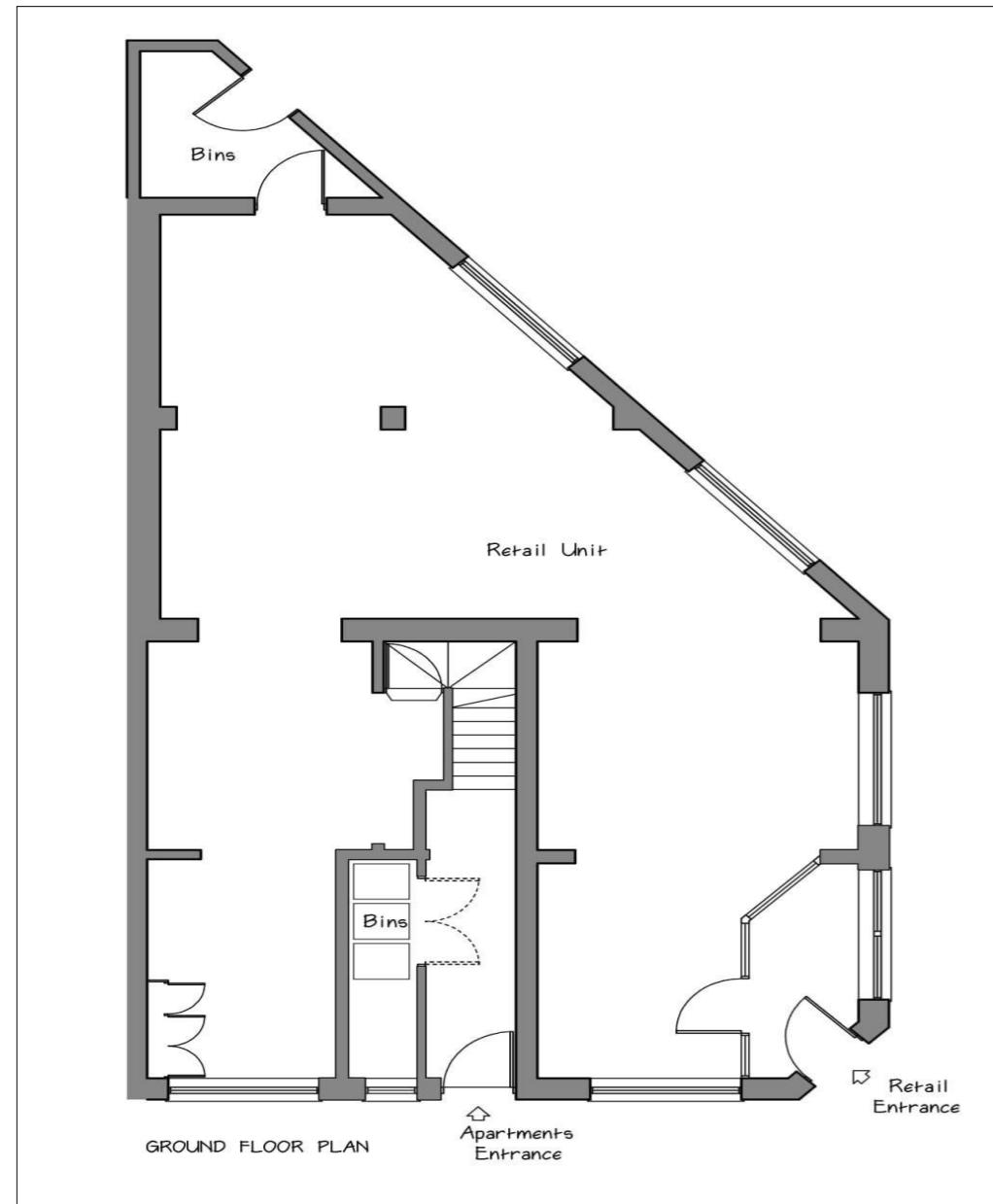
Armstrong Gordon are delighted to offer for let this substantial commercial premises situated in the heart of Coleraine town centre, occupying ground floor (street level) and basement level. First floor office space is also available by separate negotiation. The current layout comprises a mix of open plan space with reception area and bin storage area. In recent years the property has been refurbished to include new frontage, windows, internal and external decoration. These premises are suitable for a variety of uses providing a range of opportunities to a wide spectrum of potential clients.

In Coleraine town centre, follow the one way system and proceed to the top of Union Street where you turn right onto Railway Road. No. 38 will be located on your right hand side on the corner of Circular Road.

#### GROUND FLOOR / STREET LEVEL PREMISES:

##### Main retail space:

46'8 x 36'11 overall including hallway entrances to first floor and basement level.



#### RATES REDUCTION:

Finance Minister Conor Murphy has launched a revamped, more generous 'Back In Business' rates scheme offering businesses a 50% discount for up to two years for occupation of a vacant shop unit.

#### LOWER GROUND / BASEMENT LEVEL:

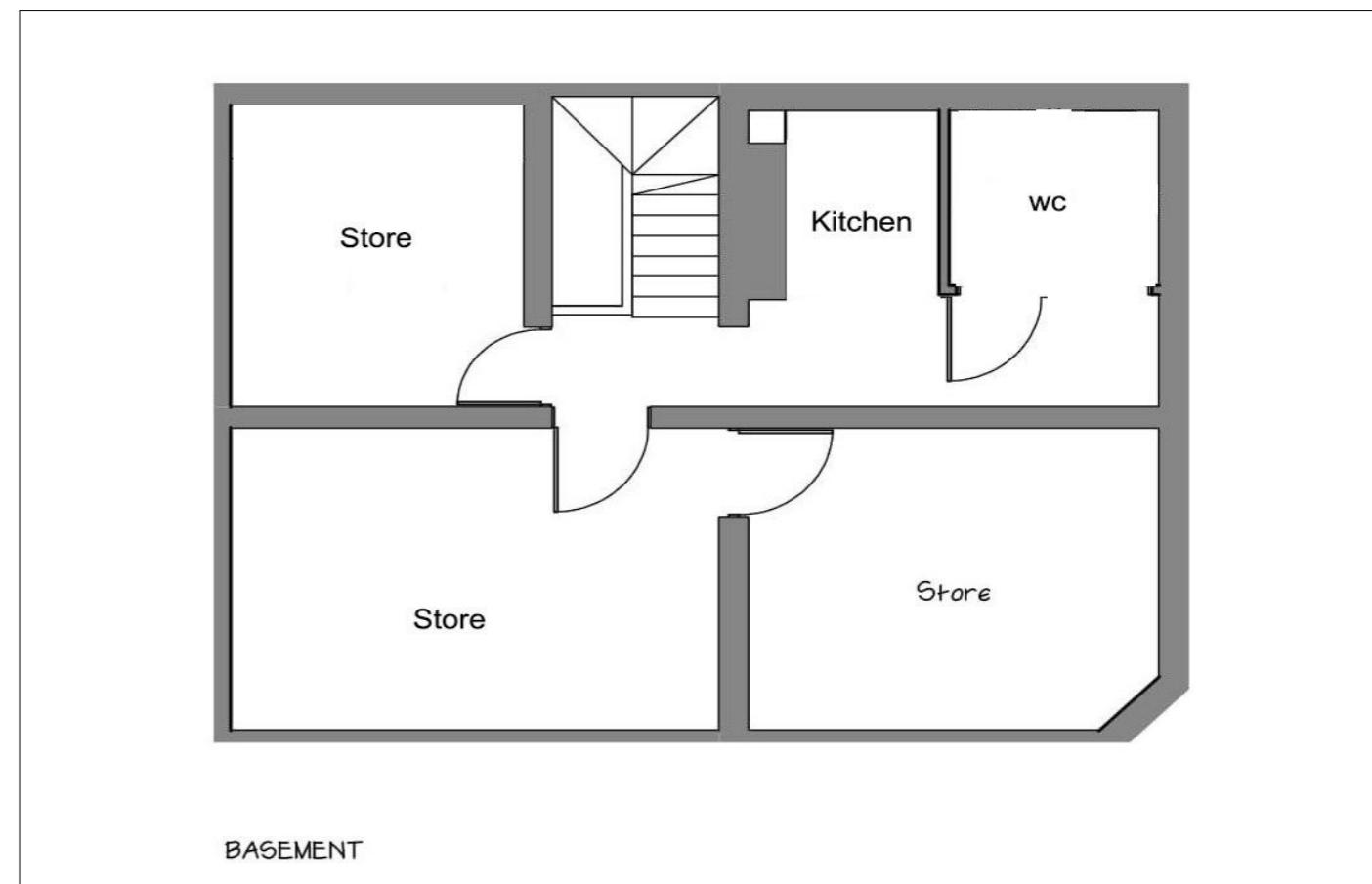
**Cellar:** 27'0 x 22'8

Accessed off communal entrance hallway.

Comprising 3 separate store rooms, kitchen and bathroom facilities.

This basement area would be suitable for use as storage.

Please note that this space can also be let independently from the ground floor unit as it has its own access.



#### FIRST FLOOR:

Available by separate negotiation.

Currently comprises 6 separate offices.

#### SPECIAL FEATURES:

- \*\* Electric Heating
- \*\* Partial Wooden Double Glazed Windows
- \*\* Prime Town Centre Location
- \*\* Deceptively Large Storage Capacity
- \*\* Option To Negotiate First Floor Space
- \*\* Town Centre Location
- \*\* Part Of A Recently Refurbished Building
- \*\* Exterior Of Building Recently Repainted

#### CAPITAL VALUE:

£7,500.00 ( Rates: £4391.12)

#### TENURE:

Leasehold



