



FOR SALE

'The Diamond Pantry and Newsagents', 1 Abbey Street, Coleraine, BT52 1BF

Well established newsagents, confectioners and hot food business

Lisney

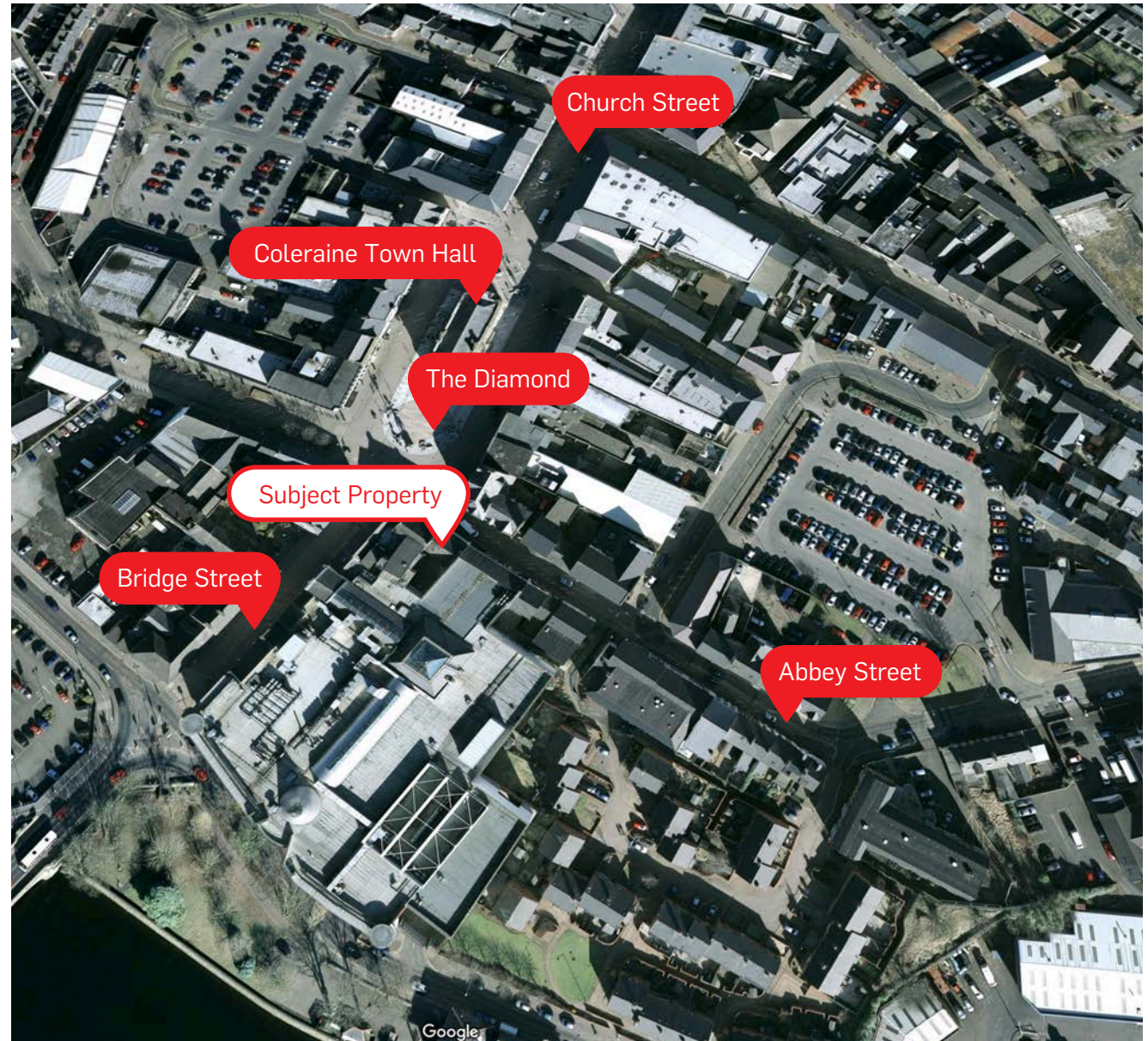
Features

- Well established newsagents, confectioners and hot food business
- Prominent location, overlooking The Diamond
- Available as a trading business or with vacant possession
- C. 1,852 sq. ft.

Location

Coleraine is a provincial town located c. 56 miles north west of Belfast. The town is located close to the mouth of the River Bann and acts as the administrative and retail centre for a wide catchment area covering the north coast of the province and beyond.

The subject property occupies a prominent retail location adjacent to Coleraine's prime retail pitch, The Diamond, with the Diamond Shopping Centre located immediately to the rear. UK retail multiples are well represented within the town with occupiers such as TK Maxx, New Look, Sports Direct and Claire's Accessories all located nearby.



Description

The subject property comprises a two storey, mid terrace period property offering c. 1,852 sq. ft. of accommodation arranged over ground and first floor levels. The property is currently trading as 'The Diamond Pantry and Newsagents'.

Internally the property contains an extensive ground floor sales and food preparation area with ancillary staff and storage areas offered to the rear and at first floor level. The property has been finished internally to provide suspended ceilings, recessed heating and cooling units, recessed lighting and plastered and painted walls.

Business

The vendor will consider offers for the business along with offers for the property on a vacant possession basis.

A full inventory of fixtures and fittings along with trading accounts can be provided to genuinely interested parties upon request.



Accommodation

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
<i>Ground Floor</i>		
Retail	78.62	846
Store	1.61	17
Kitchen	14.71	158
Store/Preparation	7.42	80
Rear Store	20.78	224
GF TOTAL	123.14	1,325
<i>First Floor</i>		
Stores	46.41	500
Kitchen	2.52	27
FF TOTAL	48.93	527
TOTAL	172.07	1,852

Business Rates

The current rating liability is as follows:

NAV: £11,800

Rate in the £ 17/18: 0.573976

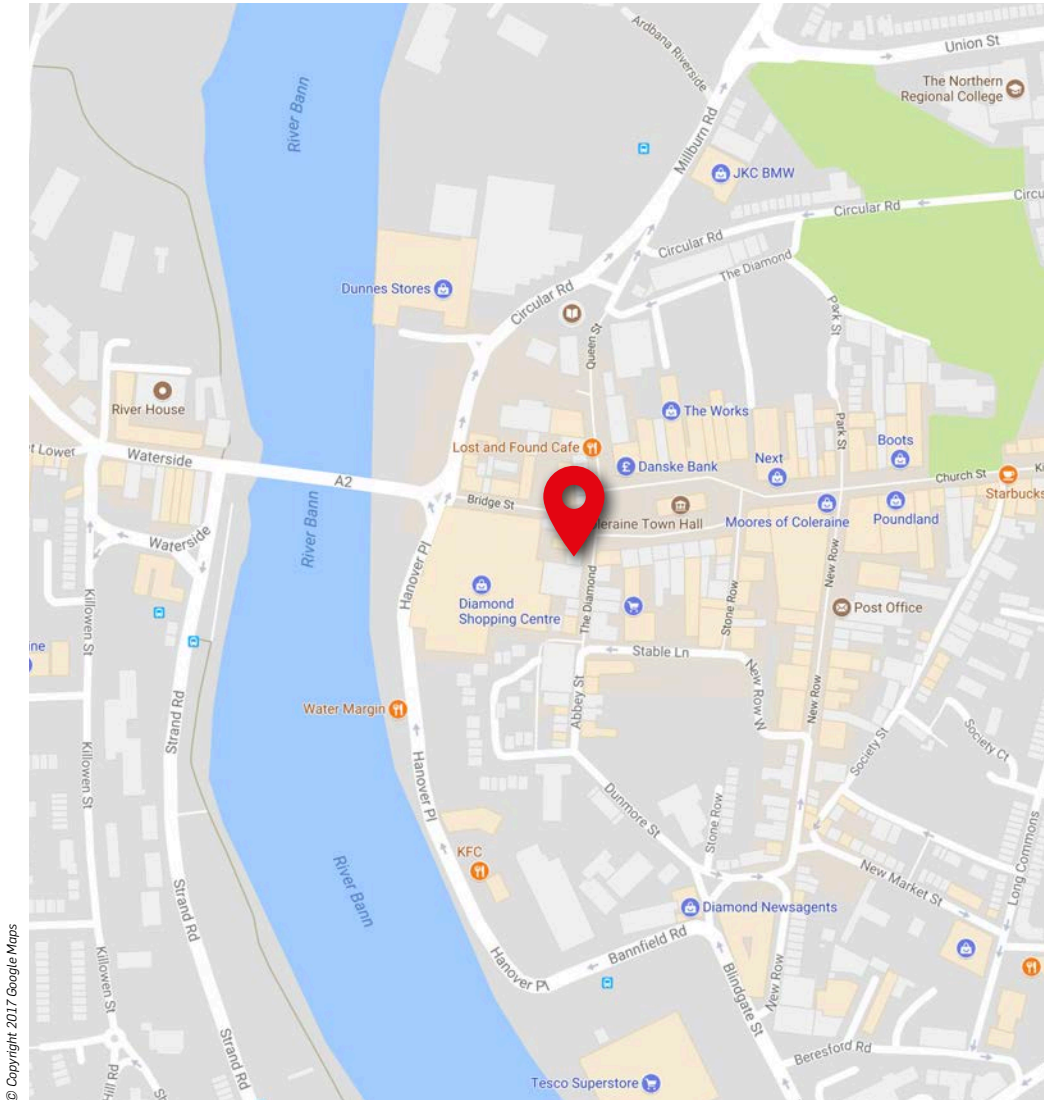
Rates Payable: £6,772.92

Figures are exclusive of 20% Small Business Rates Relief which is applicable to rating assessments of up to £15,000 NAV.



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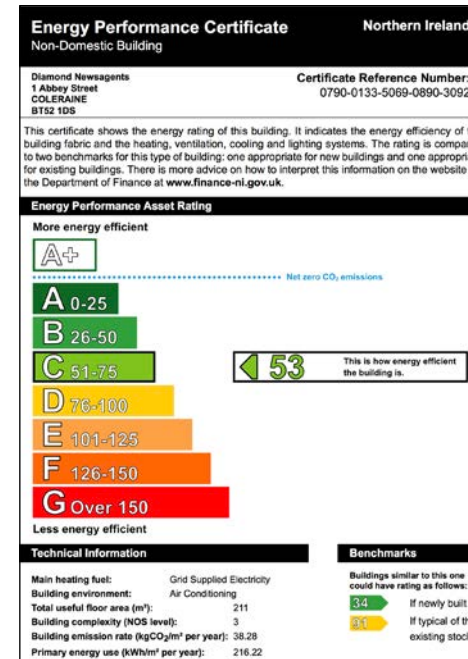
028 9050 1501



EPC Rating - C53

The property has an energy rating of C53.

A full certificate can be made available upon request.



TUPE

All existing staff are to be included in this disposal as they will be protected by TUPE (transfer of undertakings) regulations

Asking Price

Offers in the region of £149,950 to include the business as a trading entity are invited.

Title

The property is understood to be held Freehold.

VAT

All prices, outgoings and rentals are stated exclusive of but may be liable to VAT.

Contact

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Lisney

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