



**Fitzgerald Financial Solutions**  
 Mortgage & Protection Advice  
 Mortgage & Mortgage Protection - Life Insurance - Critical Illness Cover  
 Income Protection - Buildings, Contents & Landlord Insurance  
 Medical Insurance

To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

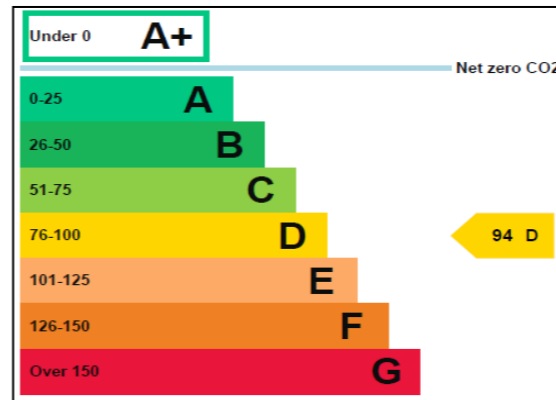
**ARMSTRONG GORDON**



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

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**COLERAINE**

10 Blindgate Street  
 BT52 1EJ

Rental £3950.00 Per Annum

Armstrong Gordon & Co. Ltd Estate Agents for themselves and for the vendors and for the lessors of this property whose agents they are given notice that: (1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants 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; (3) no person in the employment of Armstrong Gordon has any authority to give any representation or warranty whatever in relation to this property

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Superbly situated ground floor retail unit located opposite the main Tesco's car parking offering well laid out accommodation. This property is in excellent condition throughout and is excellent value for money for such a prime location.

10 Blindgate Street is accessed off the main door that comes in opposite Tesco's car park. The main building is opposite the main Tesco's car park.

**GROUND FLOOR:**

**Entrance Hall:**



**Main Office:**

With strip lighting, power points, under stairs storage and Economy 7 heater. 27'4 x 11'1



**Hall to rear:**

Door leading to Market Court.

**Separate W.C.:**

With wash hand basin and extractor fan.

**SPECIAL FEATURES:**

- \*\* Economy 7 Heating
- \*\* PVC Double Glazed Units
- \*\* Very Central Location Close To Major Carparks
- \*\* Extremely Attractive Pricing Level
- \*\* Well Maintained Building

**TENURE:**

Leasehold

**NAV:**

£13,300.00 (Rates: £7,385.82 p/a approx. To include first floor unit which has not yet been separated for rates purposes.)

Please note the way this unit is being sold is different from the lands and valuation agencies valuation figure and this property will need revalued.

