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

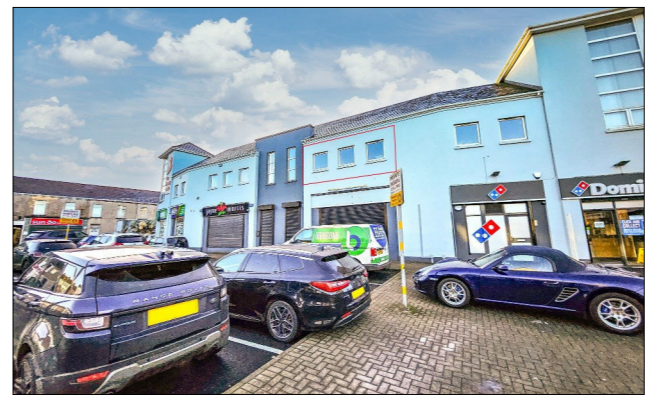
ARMSTRONG GORDON



ARMSTRONG GORDON
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 THE PROFESSIONAL PROPERTY AGENT [Est. 1947]

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COLERAINE

Unit 17 Market Court
 59 New Row
 BT52 1EJ
 Offers Over £74,500

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028 7083 2000
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Fantastic large 800 sq ft 1st floor commercial space suitable for any number of uses currently divided into 4 separate office spaces.

The property is part of a management company formed for the maintenance of communal areas and the building is near a large pay and display car park and on street parking on New Row.

Unit 17 market court is accessed off New Row but is situated nearly above Dominos pizza . The main building is opposite the main Tescos car park.

ACCOMMODATION COMPRISES:

Communal Entrance Hall:
With stair access to first floor.

FIRST FLOOR:

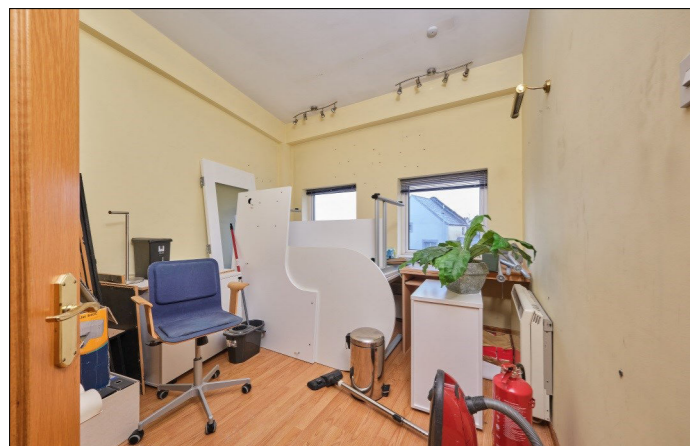
Entrance Hall:
9'0 wide

Second Hall / Waiting area:
9'9 wide

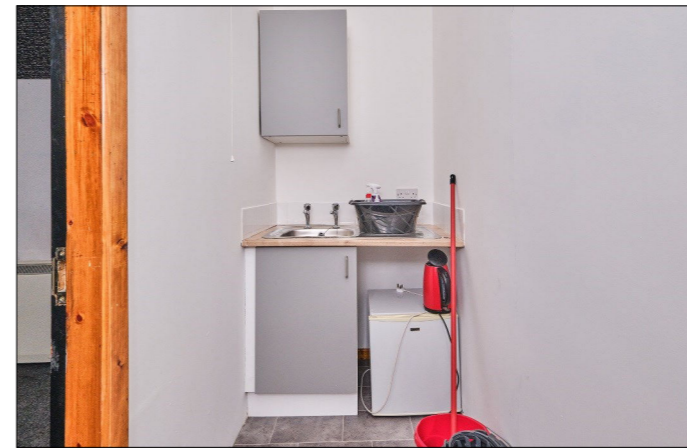
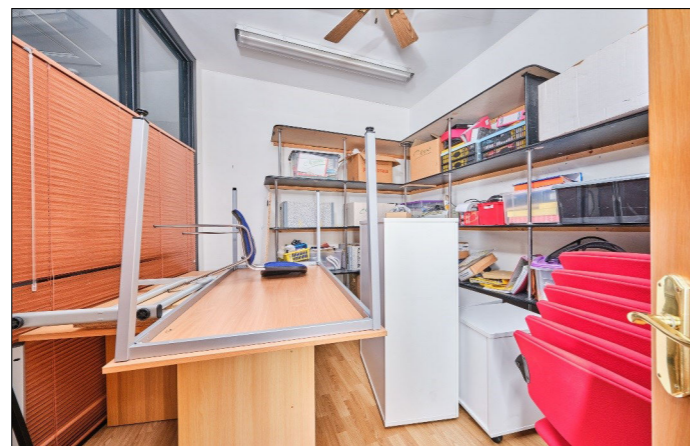
Office 1:
13'5 x 13'1



Office 2:
With laminate wood floor, wiring for wall light, strip light. 11'4 x 9'11



Office 3:
With laminate wood floor and strip lighting. 10'11 x 10'8



Kitchenette:
With single drainer stainless steel sink unit, high and low level units with space for fridge freezer.



Separate W.C.:
With wash hand basin, half tiled walls, tiled floor, extractor fan.

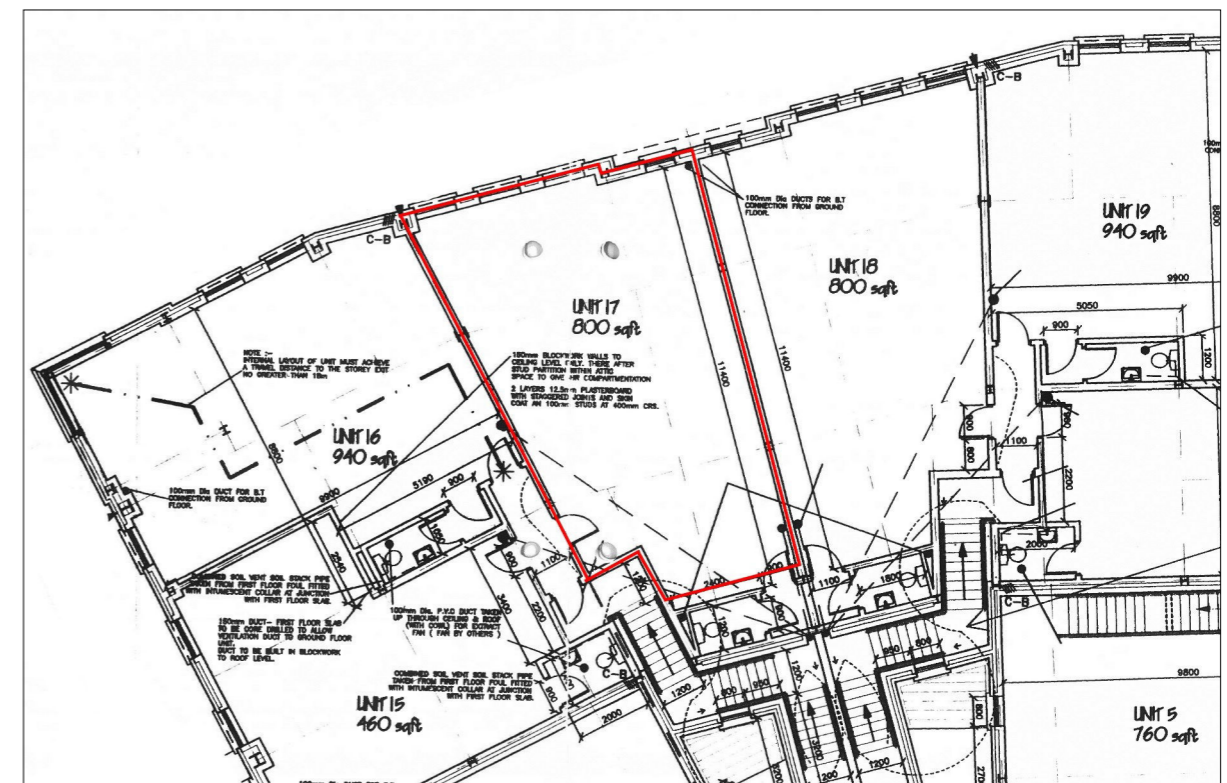
Cloaks Cupboard:

SPECIAL FEATURES:

- ** Electric Heating
- ** PVC Double Glazed Windows
- ** Currently Laid Out With 3 Offices & Open Plan Waiting Area
- ** 800 Sq Ft Approximately
- ** Excellent Investment Opportunity
- ** Large Floored Attic Space Included

CAPITAL VALUE:
£4,300.00 (Rates: £2,387.90)

TENURE:
Leasehold



MANAGEMENT COMPANY:

Please note that all purchasers will become a member of a Management Company formed to provide buildings insurance and maintain communal areas. The current service charge is £1308.80 per annum (16.01.2024).