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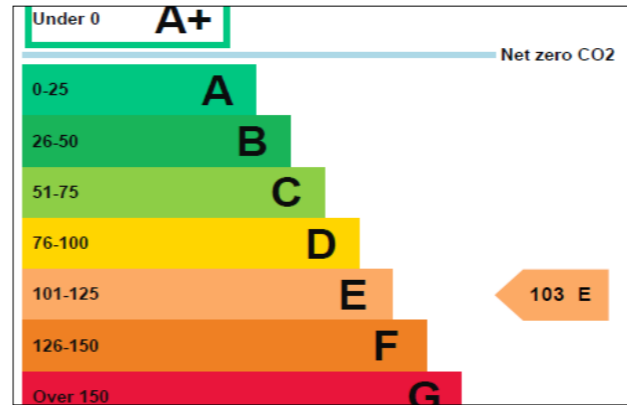
To arrange a consultation or appointment please contact **Armstrong Gordon**: 028 7083 2000

ARMSTRONG GORDON



64 The Promenade Portstewart BT55 7AF
 T. 028 7083 2000

F. 028 7083 2950 E. info@armstronggordon.com W. www.armstronggordon.com



COLERAINE

2 Park Street

BT52 1BD

Offers Over £59,500

028 7083 2000
 www.armstronggordon.com

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Superb investment opportunity for someone wishing to purchase a prime town centre retail unit for either rental purposes or for conversion to residential dwelling subject to necessary consents. The property currently has a shop with upstairs lounge /kitchen area and has used the area to side for a private parking space for some time. There are several large commercial redevelopments planned for the immediate vicinity.

This property is located on the way from the mall car park towards Coleraine town centre and just before the O2 shop. The property is located opposite Smyths Country Sports.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Reception:

With strip lighting, laminate wood floor and door leading onto Park Street. 13'3 x 12'7



Main Office:

With strip lighting and laminate wood floor. 15'11 x 13'1



Rear Office:

With storage cupboard and laminate wood floor. 11'9 x 11'7



FIRST FLOOR:

Separate W.C.:

With wash hand basin.

Kitchen:

With single drainer stainless steel sink unit, fireplace and shelving. 11'9 x 9'11



Lounge:

With fireplace, built in storage and additional built in storage with shelving. 10'5 x 8'9



EXTERIOR FEATURES:

Common yard with bins.

SPECIAL FEATURES:

- ** PVC Double Glazed Windows
- ** Town Centre Location
- ** Could Be Suitable For Conversion Back Into Home Subject To Necessary Consents
- ** Current Tenant Is Has a 5 Year Lease (from May 2024) Deriving A Rental Income of £6,000.00 p/a

NAV:

£5,100.00 (Rates: £2,832.16 p/a approx.)

TENURE:

Leasehold

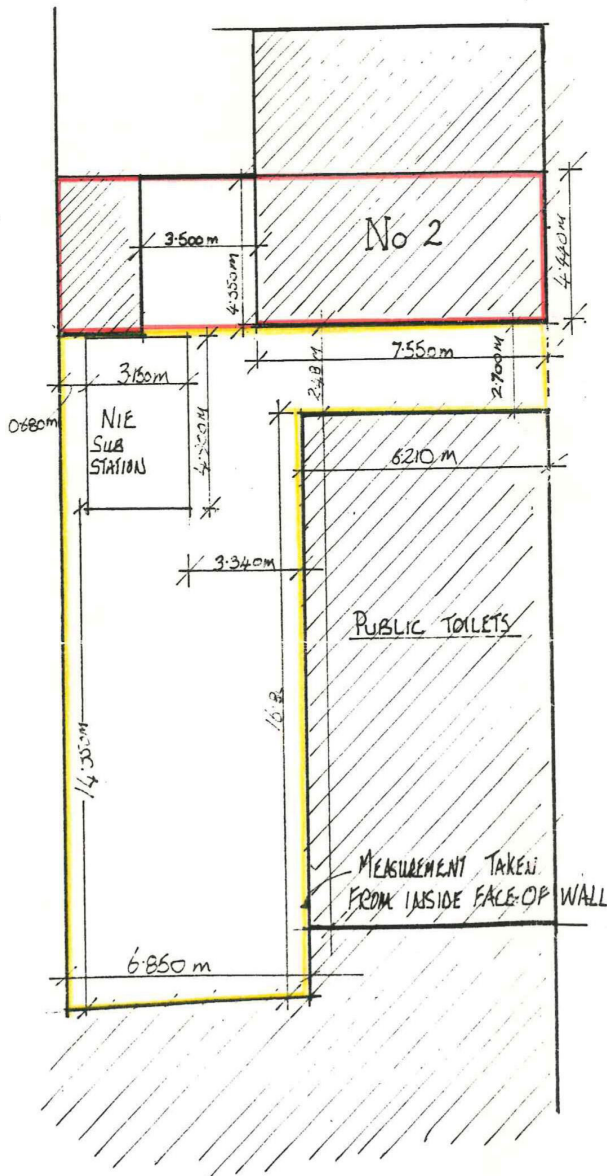
£ 4,500

MAP REFERRED TO

No 2 PARK ST COLERAINE.

SCALE 1 200

DATE MARCH 88



PROPERTY TO BE SOLD OUTLINED IN RED

COMMON YARD OUTLINED IN YELLOW

PARK ST