



FOR SALE

7 Limavady Road, Derry-Londonderry, BT47 6JU

Attractive detached office building comprising c. 1,958 sq ft with car parking

Lisney

Features

- 2 storey office building c. 1,958 sq ft.
- Additional outbuildings and car parking to the rear.
- Total site c. 0.3 acres.
- Potential refurbishment / development opportunity (subject to all necessary consents).
- Facing the Ebrington Square regeneration site.
- Convenient location on one of the main gateways to the city centre.

Location

Derry-Londonderry is the second largest city in Northern Ireland and fourth largest city in Ireland. It is the 'Capital of the North West' and is at the core of the only functional economic city region of its scale which straddles the border into the Republic of Ireland.

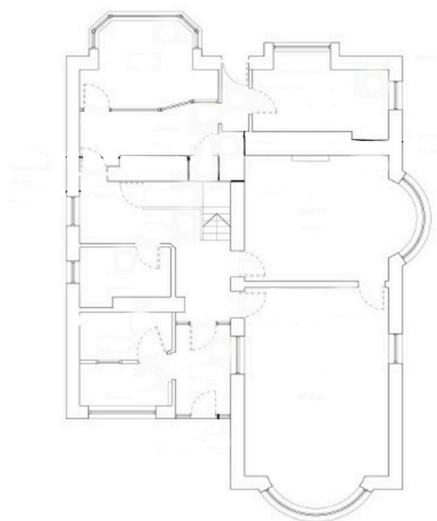
Derry-Londonderry has an urban population in excess of 100,000 and is the principle sub regional economic driver of a wider cross border City Region of over 350,000 people.

The subject property occupies a prominent roadside location fronting onto Limavady Road, one of the main gateways to the city centre. The subject is strategically located, directly opposite, the 26 acre Ebrington Square Regeneration site.

The immediate vicinity comprises a mix of both residential and commercial uses and a number of proposed developments to include a recently announced 152 bedroom hotel.



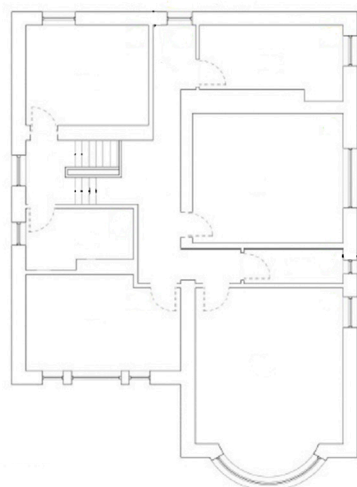
Ground Floor



For indicative purposes only.



First Floor



For indicative purposes only.



Description

The subject property comprises a 2 storey office building of approximately 1,958 sq ft and additional outbuildings situated on a self-contained site of c. 0.3 acres.

The subject is a converted detached former residential property with a number of outbuildings plus a car parking area located to the rear of the property.

The property is of brick/block construction with a pitched, slated roof. Internally the space is cellular in nature and includes reception / entrance hall, various offices / meeting rooms, kitchen and w.c. facilities.

Externally the property is set back from the Limavady road and to the rear provides 3 garages / outbuildings and a good sized car park.

Accommodation

Description	Size (Sq M)	Size (Sq Ft)
Ground Floor	91.35	983
1st Floor	90.51	974
Detached Stores	201.77	2,172
Total	383.63	4,129

The property is situated on a site of c. 0.3 Acres.

Planning

We have reviewed the local area plan; Derry Area Plan 2011 and understand that the subject property is situated in an area zoned as an office development area.

Interested parties are advised to make their own enquiries into the planning potential of the site.



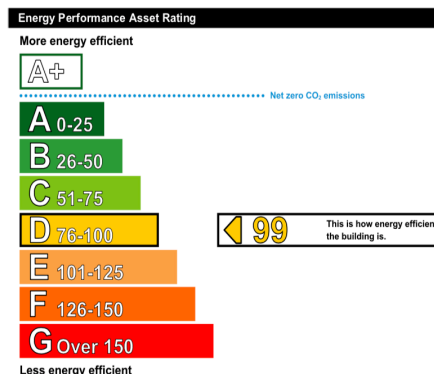
For indicative purposes only



EPC Rating

The property has an Energy Efficiency rating of D99

A full certificate can be made available upon request.



Asking Price

£200,000 Exclusive.

Title

We understand the property is held by way of a long leasehold and subject to a ground rent of £10.27 per annum

Rates

NAV	£15,000
Rate in the £ 18/19	0.634453
Rates payable 18/19	£9,517 Approx.

Stamp Duty

This will be the responsibility of the purchaser.

VAT

All prices and outgoings are exclusive to but may be liable to V.A.T.

Contact

Andrew Gawley or James Kearney

028 9050 1501

agawley@lisney.com

jkearney@lisney.com

Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.