



**OFFERS
INVITED**

Building 17, Ebrington, Derry / Londonderry, BT47 6FA
Unique Commercial Opportunity suitable for a wide range of uses (subject to full planning)

Lisney

Features

- Former 'Barrack Masters House'
- Imposing 3 storey, former dwelling of c. 4,040 sq.ft.
- Private walled garden of c. 5,850 sq.ft
- Suitable for a wide range of commercial uses, subject to obtaining Full Planning Permission
- Situated within Ebrington an award winning heritage regeneration scheme
- Within walking distance of Waterside & Cityside
- Unparalleled views of the River Foyle, Peace Bridge, Cityside and Ebrington Square



Location

Derry / Londonderry is the regional capital of the North West with a population of circa 151,000.

The City is major tourist destination and in 2018 experienced circa 335,000 overnight stays and visitor spend of £55 million in 2018.

Ebrington adjoins the City Centre via the iconic Peace Bridge which benefits from over 1 million crossings per year.

Foyleside Shopping Centre	0.6 miles
City of Derry Airport	7 miles
Letterkenny	21 miles
Belfast International Airport	60 miles
Belfast	70 miles

Description

The subject asset comprises an impressive three storey, Georgian property situated along the banks of the River Foyle. The property is situated along the western boundary of the Ebrington site and located at the southern end of Ebrington Square.

The property benefits from spectacular riverside views over the Peace Bridge and the City Centre. A superb feature of the property is an extensive walled garden of c. 5,850 sq.ft.

The property is Grade B2 Listed and we understand that the property was constructed around 1841 and was formerly known as 'Britannia House' and the 'Barrack Masters House'.

Ebrington

Ebrington is a unique heritage site of circa 29 acres, set on the banks of the River Foyle, which has been transformed in recent years to become a vibrant place to work and visit.

With the Scheduled Monument Star Fort Wall, the Listed and Retained buildings mixed with modern new builds; the public realm and vibrant new event space at Ebrington Square is a must visit location.

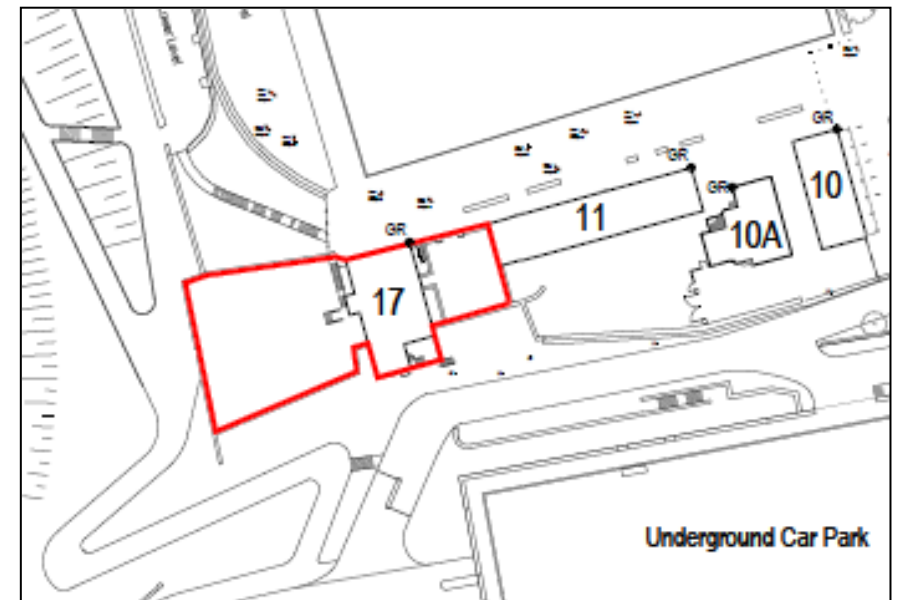
Occupiers already situated within Ebrington include the Creative Industries Hub, The Walled City Brewery, The Stables Restaurant, Atelier Hair and Urban 3D, along with several other occupiers.

Objective

We are offering Building 17 to the market in order to attract a new occupier, private sector investment and new, sustainable jobs to Ebrington.

Accommodation

We understand the subject property provides approximately 4,040 sq ft over 3 floors.





Rates

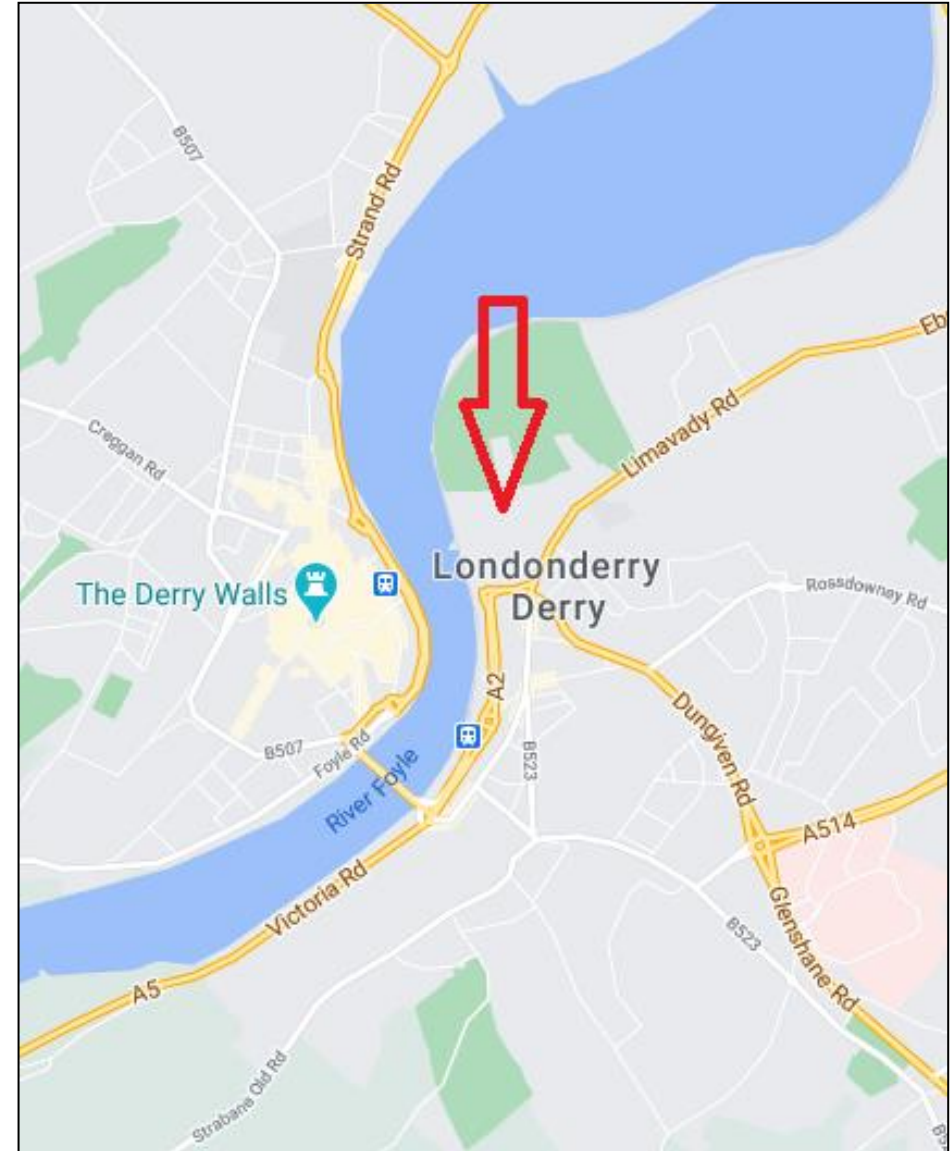
Building 17 is not yet assessed for rates. When assessed, the rates are a tenant liability.

Insurance

Building Insurance will be a tenant liability.

Service Charge

The tenant will be liable for a due proportion of the service charge attributable to the overall Ebrington site.







Expression of Interest

Interested parties should complete and return the Expression of Interest submission form **by 5pm on 12th November 2020.**

Expression of Interest Pack

A Document Pack is available for interested parties which includes floor plans, elevations, photographs, Ebrington Development Framework and planning information. It also includes the Expression of Interest submission form and the scoring assessment.

To be sent this information, please contact Andrew Gawley or Lynn Taylor.



Title

We understand the property is held freehold, however will be disposed of on a long leasehold title.

VAT

We understand VAT will be chargeable upon all costs.

Stamp Duty

All prices and outgoings are exclusive of but may be liable for Stamp Duty. This will be the responsibility of the successful party.

Contact

Lynn Taylor or Andrew Gawley
T: 02890 501 556 / 028 90 501 552
E: ltaylor@lisney.com / agawley@lisney.com



YOUR
EBRINGTON

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 onto any other party, unless we are required to do so by law and regulation.