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Job Assist Centre

LEMIS North West



FOR SALE / TO LET

5 Butcher Street, Derry, BT48 6HL

Ground Floor Retail / Office Accommodation extending to c. 62 sq m (665 sq ft)

LOCATION

Derry City is the second largest population centre within Northern Ireland and the fourth largest in Ireland, located approximately 70 miles North West of Belfast via the M2 / A6 and 21 miles east of Letterkenny in the Republic of Ireland via the N13. The City has good road and rail links and benefits from its own deep seaport 'Foyle Port' and own airport 'City of Derry' at Eglinton.

The subject itself fronts Butcher Street, just off The Diamond within Derry City Centre. Neighbouring occupiers include Maldron Hotel, Apex Santander and the Lyric bar.

DESCRIPTION

The property comprises ground retail / office accommodation with excellent frontage onto Butcher Street. The unit is well finished to include suspended ceilings and tiled floors and benefits from kitchen and W.C provisions.

ACCOMMODATION

DESCRIPTION

Ground Floor—Retail Area

AREA (SQ M)

c. 61.75 sq m

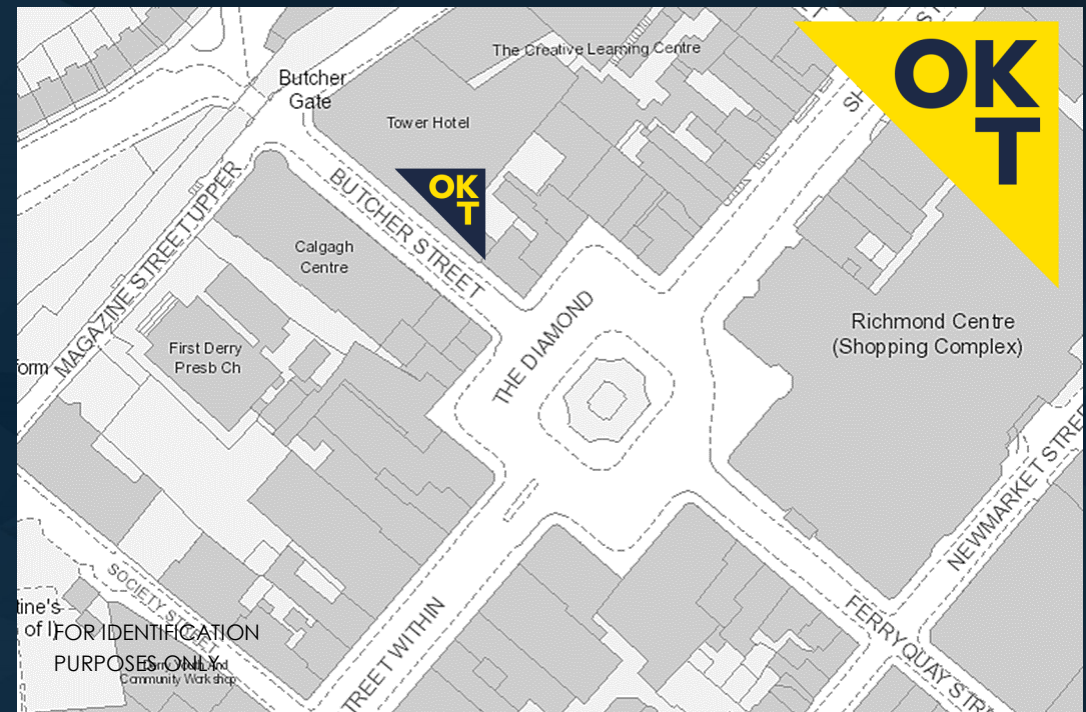
AREA (SQ FT)

665 sq ft

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/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: C4606



LEASE DETAILS

RENT: £12,000 per annum
TERM: Negotiable from 3 years

NAV (RATES PAYABLE)

NAV: £5,650

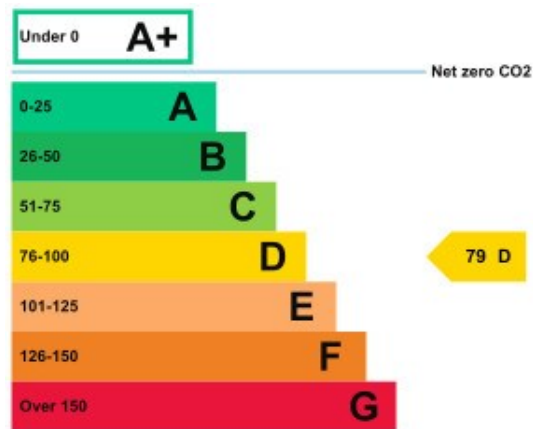
Estimated rates payable in accordance with LPS Website: £3,579

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.



SALES DETAILS

PRICE: We are seeking offers over £125,000
TITLE: Assumed freehold / long leasehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 | Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) 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 at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant 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 (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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