



**OK  
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**FOR SALE**

**26—28 Catherine Street, Limavady, BT49**

B2 Listed Income generating redevelopment opportunity (STPP) extending to c. 1  
acre

On the instructions of  
Ronan Duffy and James Green of

**M<sup>c</sup>CAMBRIDGE DUFFY**  
INSOLVENCY PRACTITIONERS



# LOCATION

Limavady is a traditional former market town situated approximately 15 miles east of Derry City and c. 14 miles to the south west of Coleraine. The town has high occupancy levels with a range of local and national retailers.

The subject itself fronts Catherine Street, which forms part of Limavady Town Centres one way system. Neighbouring occupiers include Limavady Fire Station, Ulster Bank, Moo Town Creamery, Apache Pizza and SuperValu.

# DESCRIPTION

The site extends to c. 1 acre and comprises a range of commercial buildings, no. 28 being a B2 Listed Building. The site is partly tenanted and generating a gross rental income of £32,810 per annum. Occupiers within the site include a Gym, Kickboxing club and car wash. There is also a telecommunications mast within the site producing additional income.

The site is partially zoned as an existing area of economic development in the town centre within the Northern Area Plan 2016

The site offers potential for residential or commercial redevelopment subject to obtaining the necessary planning consents.



# ACCOMMODATION / TENANCY SCHEDULE

| ADDRESS                        | DESCRIPTION                          | TENANT                    | AREA (SQ M)  | AREA (SQ FT)  | TERM                      | GROSS RENT (P.A.) | NAV     |
|--------------------------------|--------------------------------------|---------------------------|--------------|---------------|---------------------------|-------------------|---------|
| 26A Catherine Street           | Ground floor workshop                | Limavady Valet & Car Wash | 229          | 2,465         | 12 months from 01/03/2024 | £8,160            | £3,800  |
| 26B Catherine Street           | Ground floor warehouse and store     | Vacant                    | 58           | 624           | -                         |                   | £2,650  |
| 26C Catherine Street           | Ground and first floor fitness suite | HYVE                      | 497          | 5,351         | 12 months from 01/03/2021 | £15,600           | £16,500 |
| 26F Catherine Street           | Ground floor fitness suite           | Titan Kick Boxing         | 277          | 2,990         | 3 years from 06/01/2015   | £7,800            | £8,950  |
| 26H Catherine Street           | Ground floor store                   | Vacant                    | 124          | 1,339         | -                         |                   | £4,200  |
| 28 Catherine Street            | Ground floor shop / office           | Vacant                    | 70           | 758           | -                         |                   | £4,000  |
| 28B Catherine Street           | Ground and first floor store         | Vacant                    | 84           | 913           | -                         |                   | £1,750  |
| Telephone Master               |                                      |                           |              |               |                           | £1,250            | -       |
| <b>TOTAL<br/>ACCOMMODATION</b> |                                      |                           | <b>1,339</b> | <b>14,440</b> |                           | <b>£32,810</b>    |         |



# SITE AREA

The subject extends to c. 1 acre (0.4 hectares)

# SALES DETAILS

PRICE: Asking £245,000

TITLE: Assumed freehold / long leasehold

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

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.



**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 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: C4938



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**O'CONNOR KENNEDY TURTLE**

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