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FOR SALE

15 Loughermore Road, Ballykelly, Co. Derry, BT49 9PB

Rare Opportunity to purchase a Large Commercial / Industrial Building (c. 3.5 Acre Site - Residential Hope Value)

LOCATION

This exciting purchase opportunity for the investor or owner occupier is situated on the western edge of Ballykelly, a short distance along Loughermore Road which runs off the main A2 route from Derry to Limavady arterial route, providing easy linkage to the City and various local towns, City of Derry Airport and other infrastructure. Coleraine is 25 minutes drive (16 miles to the North East) and Derry is 20 minutes drive (13 miles to the west) from this impressive landmark commercial building.

DESCRIPTION

The property consists of an extensive commercial building placed within a wider 3.5 acre finished site, which provides extensive parking in its current format but of course equally suited for all manner of other open space commercial uses, with potential for future development (subject to planning). Zoned as 'Economic Development' lands but precedent now established for residential planning on the adjacent site.

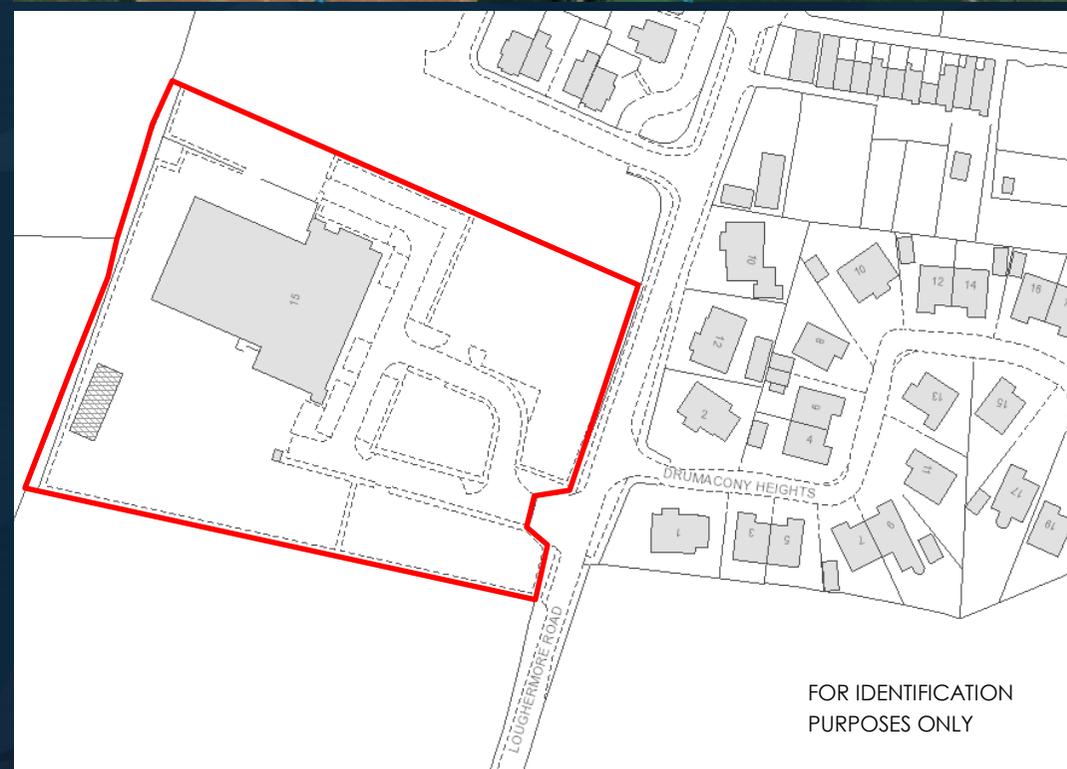
This main building is of two sections, the focal point to the front of the property provides state of the art showroom and office facilities with high spec. workshop block annexed to the rear. All built with steel portal frame construction incorporating block walls, solid power screeded concrete floors and a pitched double skin clad roof with feature external cladding and feature atrium glazed entrance on the front elevation. There are various roller shuttered access points to access this fully accessible property with lift access installed to the upper levels within this impressive block of property.

ACCOMMODATION

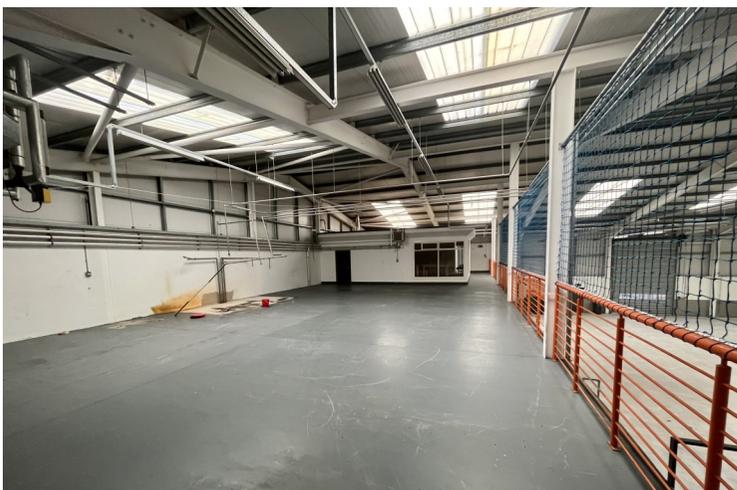
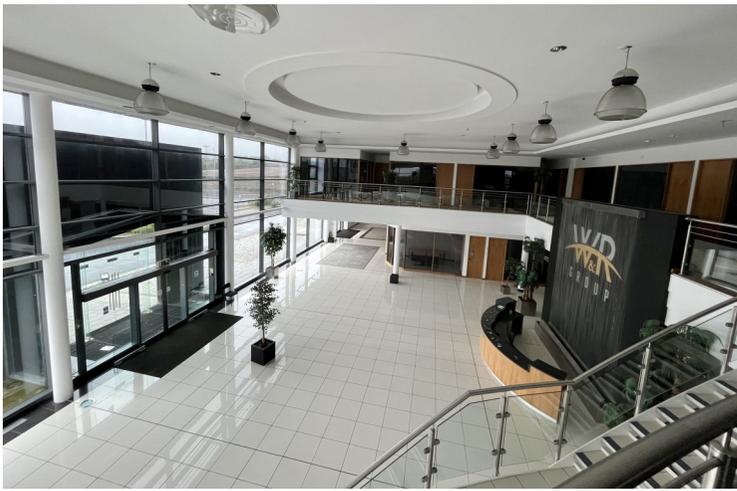
DESCRIPTION	AREA (M ²)	AREA (SQ FT)
FRONT PORTION OF BUILDING		
Ground Floor (Showroom & Offices)	818.0	8,800
Mezzanine Level (Offices and café)	488.0	5,250
REAR PORTION OF BUILDING		
Ground Floor (Workshop, offices and stores)	952.0	10,240
Mezzanine Level (Store)	325.0	3,500
TOTAL ACCOMMODATION	2,583.0	27,790

Customer Due Diligence:

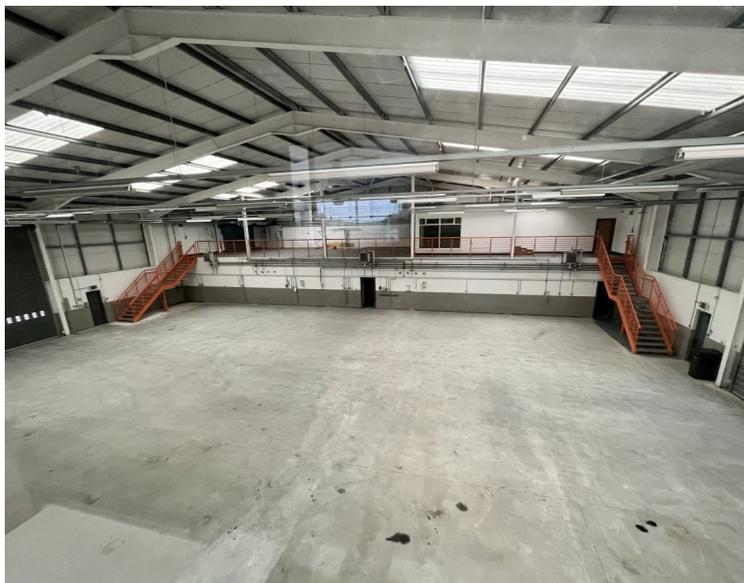
As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukksi/2017/692/made>. 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.



FOR IDENTIFICATION
PURPOSES ONLY



15 Loughermore Road, Ballykelly, Co Derry



SALES DETAILS

PRICE: Guide Price on Application

TITLE: Assumed freehold

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.

VAT

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

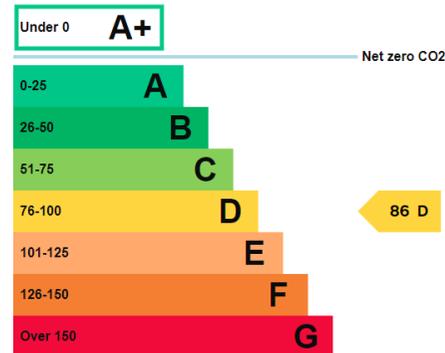
NAV (RATES PAYABLE)

NAV's: £44,200 (Front) and £29,600 (Annex)

Estimated rates payable in accordance with LPS Website: £40,983.

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

This property's current energy rating is D.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

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

HENRY TAGGART

07989 552 758

henry.taggart@okt.co.uk

or

MICHAEL BURKE

Michael.burke@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.