



OK
T

TO LET

Guild House, 1-3 Guildhall Street, Derry BT48 6BB

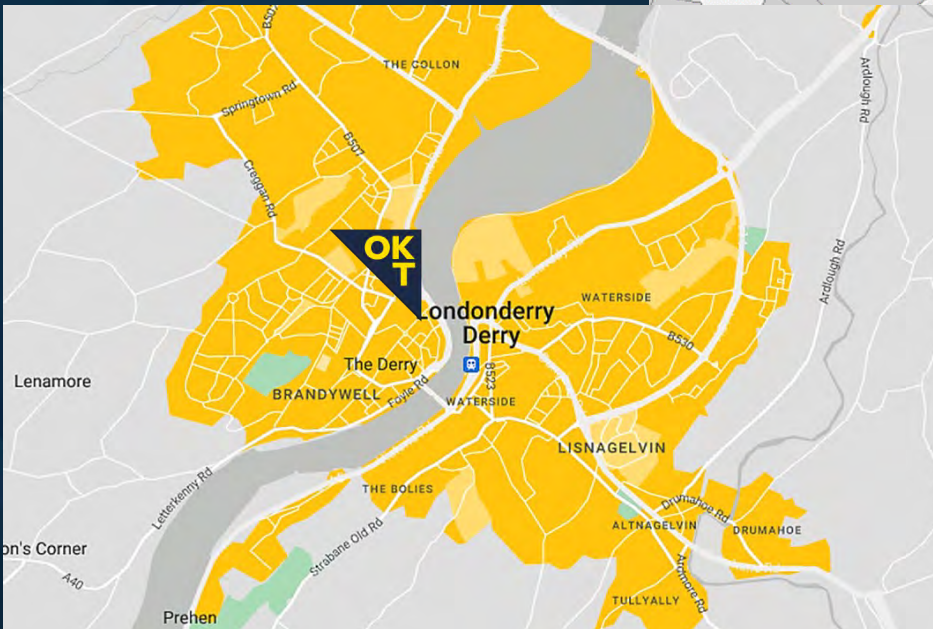
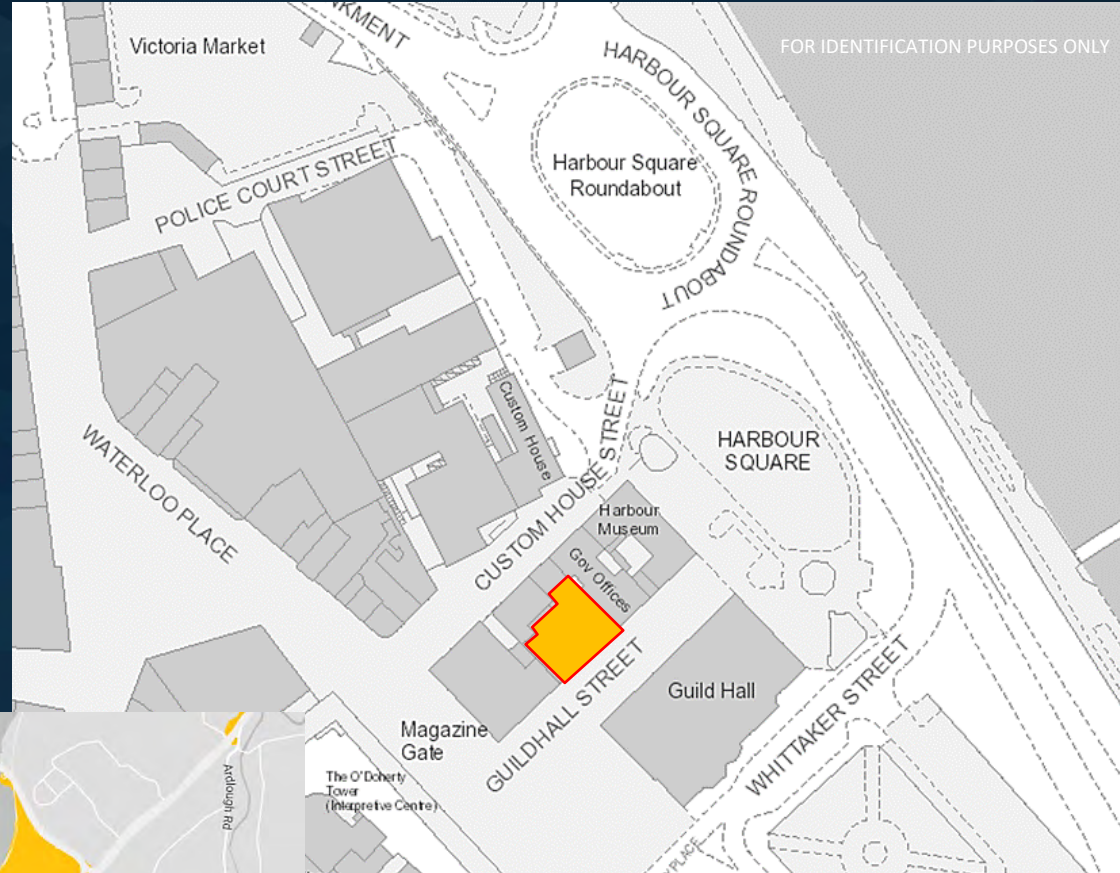
Prominent Second Floor Office Suite of c. 4,133 sq ft (384 sq m)

LOCATION

Derry City is the second largest population centre within Northern Ireland, outside of the Greater Belfast Area, and enjoys a strategic setting in the North West of the Province, where it borders with Co Donegal.

The City has a diverse culture, and hosts a Campus of the University of Ulster. The City has a strong retail core, complemented by a range of decentralised retail clusters, commensurate with typical settlements of its size.

Built c. 1892 this Victorian listed building retains a number of stunning period features including exposed red brick elevations, round-headed arched door openings and rusticated sandstone pilasters with Corinthian capitals on stone pedestals.



Set within the Historic City Conservation Area the subject enjoys a prominent and highly visible position, located on the North West side of Guildhall Street with Harbour Square to the North and the River Foyle beyond.

The subject overlooks the City Walls on the South West side. In addition to this the subject is in close proximity to all main road networks.

The subject fronts Guildhall Square which hosts a number of city events such as Halloween carnivals and the Christmas Lights switch on and the Christmas European Market.

C.
5 MILES
TO DONEGAL
BORDER

C.
14 MILES
TO STRABANE

C.
32 MILES
TO COLERAINE

C.
71 MILES
TO BELFAST CITY
CENTRE

DESCRIPTION

The subject is a prime City Centre commercial property with offices over ground and first floor retail units, currently operating as a café / bistro.

The second floor offers well apportioned office accommodation. Which benefits from a fire alarm system, storage heating, good computer connection points, and finished to include suspended ceilings and recessed lighting. The property benefits from lift access.

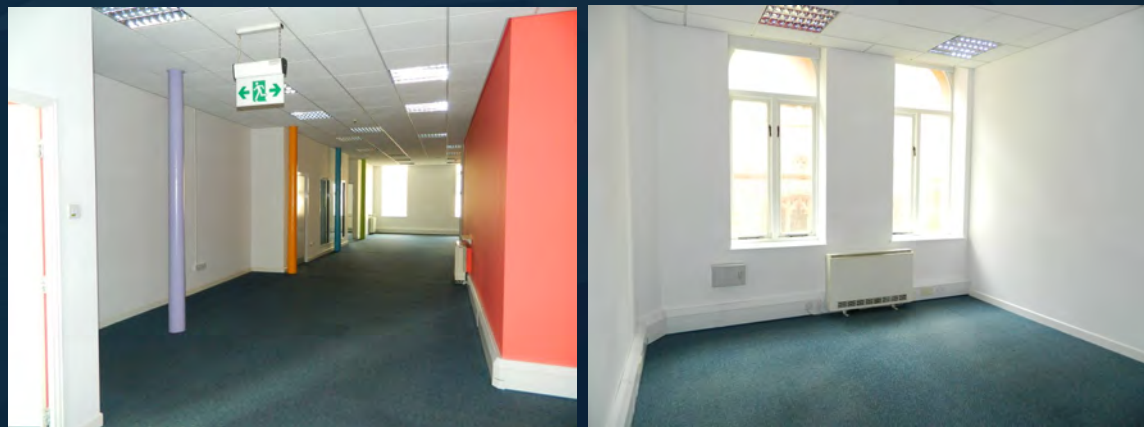
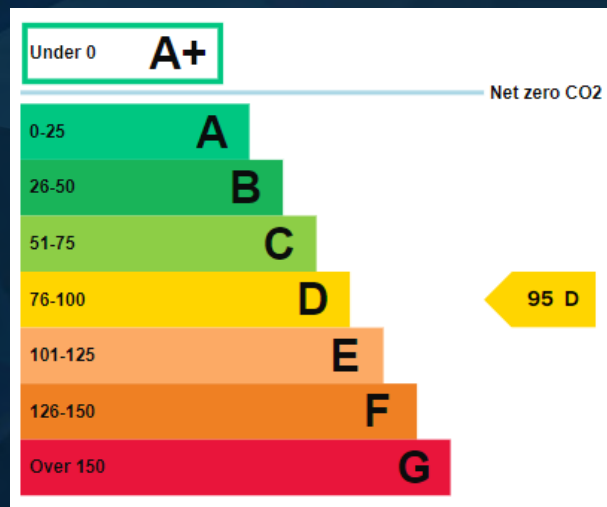
ACCOMMODATION

DESCRIPTION **AREA (SQ M)** **AREA (SQ FT)**

SECOND FLOOR

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Total Gross Internal Area	C. 384 sq m	4,133 sq ft

EPC DETAILS



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: C3557

LEASE DETAILS

RENTAL:	Price on application
TERM / RENT REVIEW:	Negotiable subject to periodic upwards only rent reviews.
REPAIRS:	Full Internal insuring and repairing lease.
SERVICE CHARGE:	Additional charges apply in terms of Service Charge, to include building insurance, security, management and cleaning.

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.

NAV (RATES PAYABLE)

NAV: £19,900.00

Estimated rates payable in accordance with LPS Website is £12,603.90 .

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



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

MICHAEL BURKE

07872 055 552

michael.burke@okt.co.uk

RACHEL MORRELL

07493 972136

rachel.morrell@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 them-