



OK
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FOR SALE (AVAILABLE IN ONE OR TWO LOTS)

31 – 33 Clarendon Street, Derry City, BT48 7ER

Prominent Office Accommodation / Suitable for residential conversion, subject to obtaining necessary consents

NET INTERNAL AREA: Approximately 4,300 sq ft / 400 m²

LOCATION

The subject property is located in Derry City which is the second largest City in Northern Ireland, with a regional population of 342,000 people, of whom 36% are under the age of 25 and 65% are of working age. The city lies 70 miles (113 Km) North West of Belfast and acts as the regional capital of the North West.

The subject premises are conveniently located fronting Clarendon Street which is considered Derry's traditional and prestigious office district with a wide range of professional practices and public services located in the hub of the retail, commercial, social and educational life of the city.

DESCRIPTION

The Opportunity to purchase substantial, commercial office accommodation in prominent location.

Accommodation across 4 floors provides 22 no. offices with communal ancillary facilities.

Well maintained, with full oil-fired central heating, local area network cabling and fire/property alarm systems all in place, the buildings still retain their distinctive Georgian character.

Alternatively, the buildings could be suitable for redevelopment / conversion to accommodate multiple residential units subject to obtaining all the necessary regulatory consents.

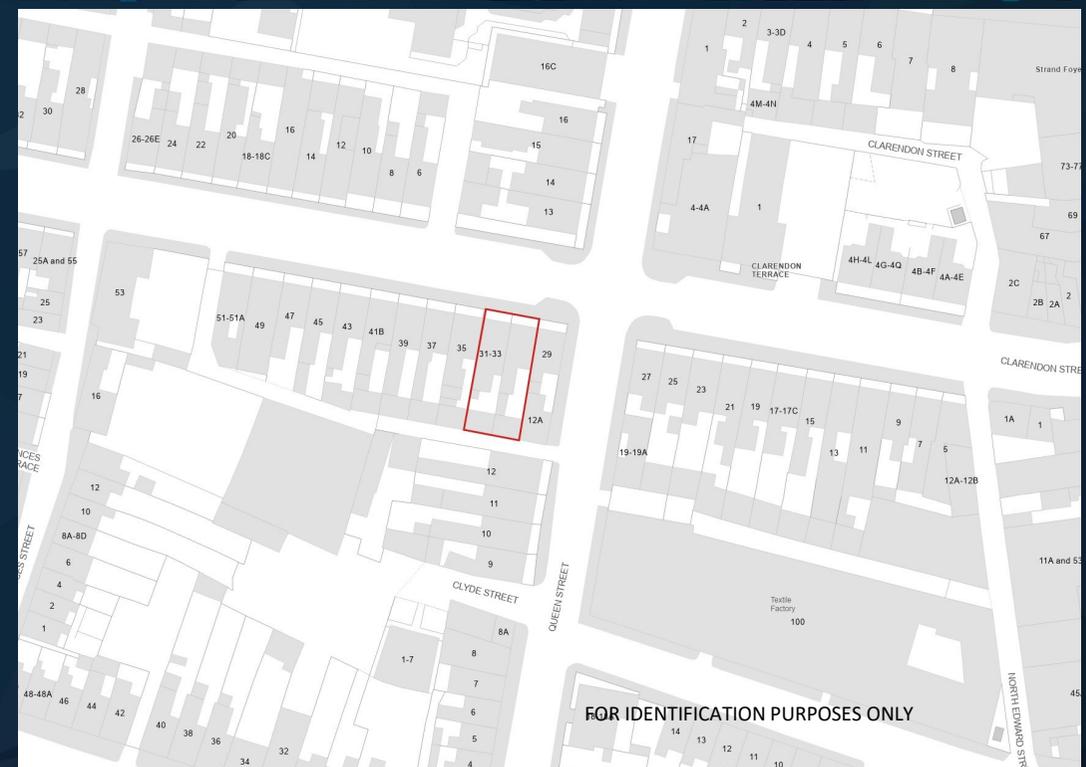
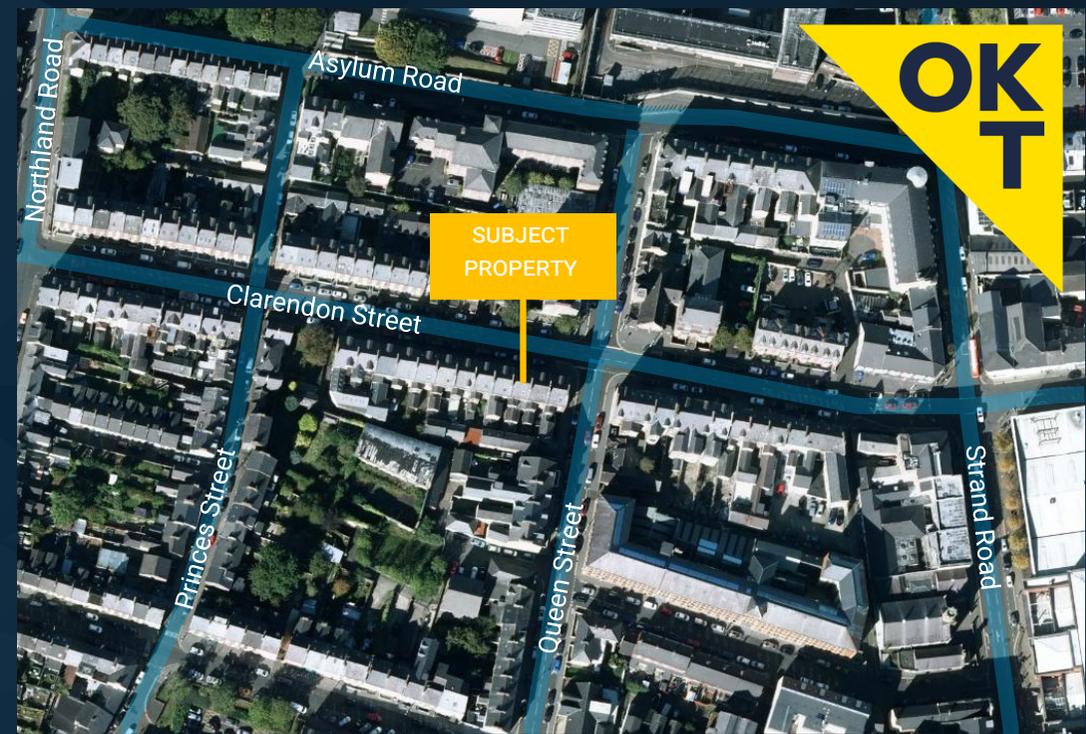
Viewing strictly by appointment only

Trading business unaffected

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.

FILE REF C3863



ACCOMMODATION

NO. 31 CLARENDON STREET

AREA (SQ M)

AREA (SQ FT)

GROUND FLOOR

Boardroom	16.3	176
Office	12.2	131
Office	7.8	84
Store	4.1	45

FIRST FLOOR

Office	24.9	268
Office	14.4	155
Office	8.1	87
WC	-	-

SECOND FLOOR

Office	13.3	143
Office	8.4	90
Office	12.1	130
Office	4.1	56

THIRD FLOOR

Office	21.5	231
Office	6.1	72

TOTAL ACCOMMODATION

153.9

1,657



ACCOMMODATION (CONT'D)

NO. 33 CLARENDON STREET

AREA (SQ M)

AREA (SQ FT)

GROUND FLOOR

Reception	17.6	190
Office	12.2	131
Stores	7.7	83
Kitchen	16.1	173
Office	26.3	282
Office	9.4	101
W.C's	-	-

FIRST FLOOR

Office	24.1	259
Office	14.1	151
Office	13.7	147
Office	40.6	436
Store	5.6	60

SECOND FLOOR

Office	17.1	183
Office	14.0	151
W.C	-	-

THIRD FLOOR

Office	22.6	243
Office	6.7	72

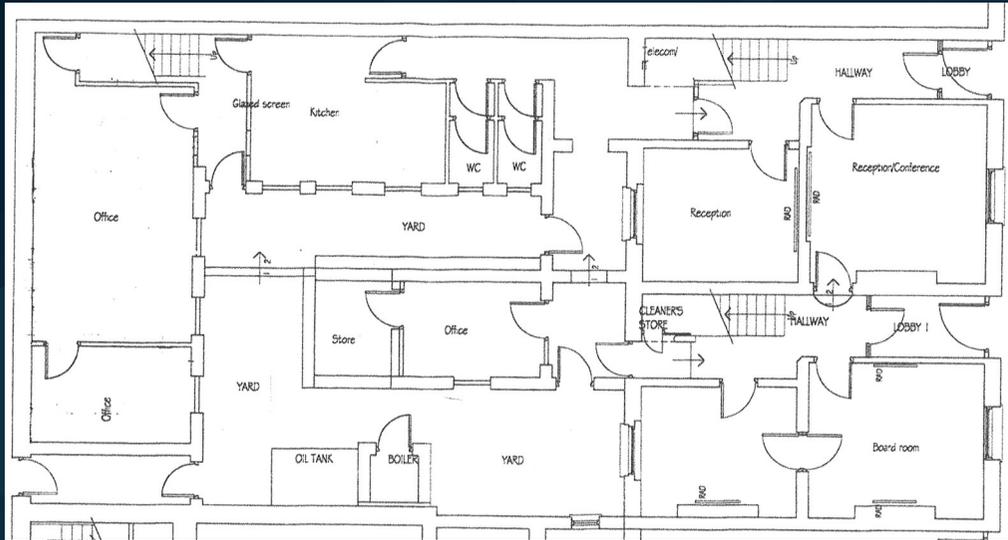
TOTAL ACCOMMODATION

247.8

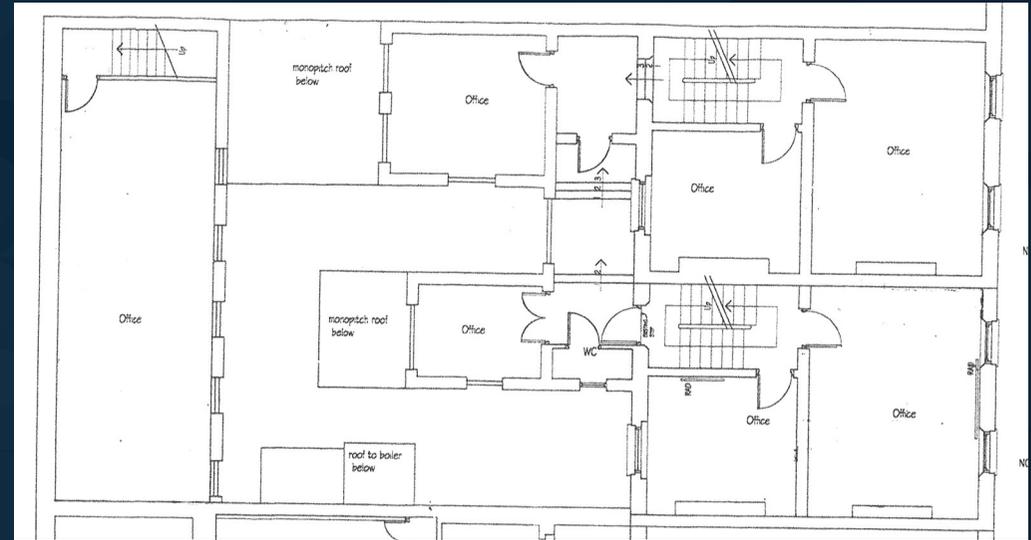
2,662



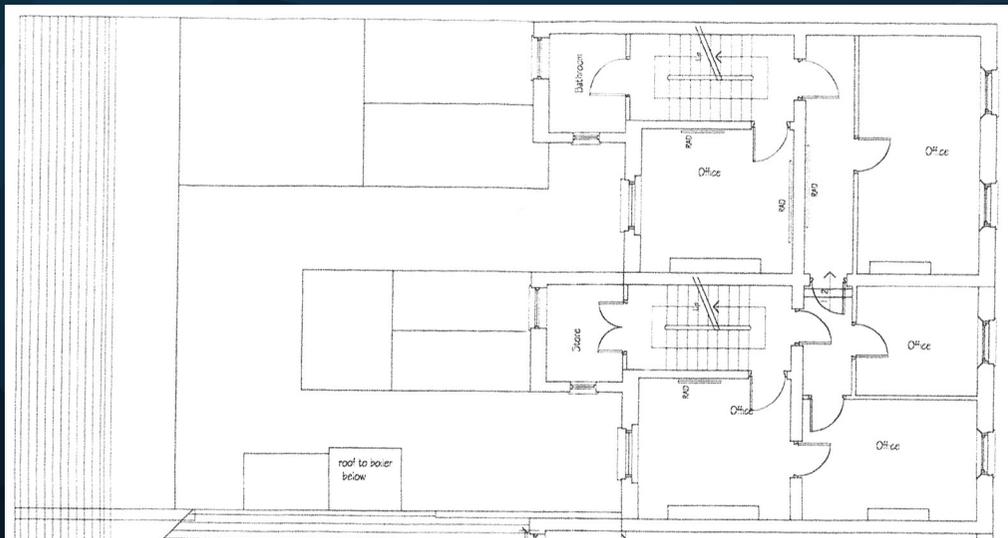
FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

SALES DETAILS

PRICE: Offers over £475,000
TITLE: Freehold Title

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

VAT is not chargeable at the point of sale .

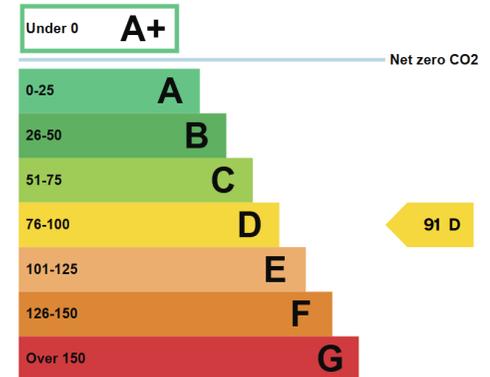
NAV (RATES PAYABLE)

NAV: £23,600
Draft Reval 2026: £23,600

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



EPC CERTIFICATE



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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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.