



FOR SALE

5, 7, 9 & 15 Carlisle Road & 10-12 Bridge Street, Derry City, BT48 6JJ

High Profile City Centre Refurbishment / Redevelopment Opportunity

LOCATION

Derry City is the second largest population centre within Northern Ireland and the fourth largest in Ireland, with a residential population of 107,877 and a cross border catchment of 400,000 (Derry City Council 2014).

The city serves as the principal commercial, cultural, and administrative hub for the North West region, benefitting from excellent road, rail, sea, and air connectivity via the A6, Foyle Port, and City of Derry Airport.

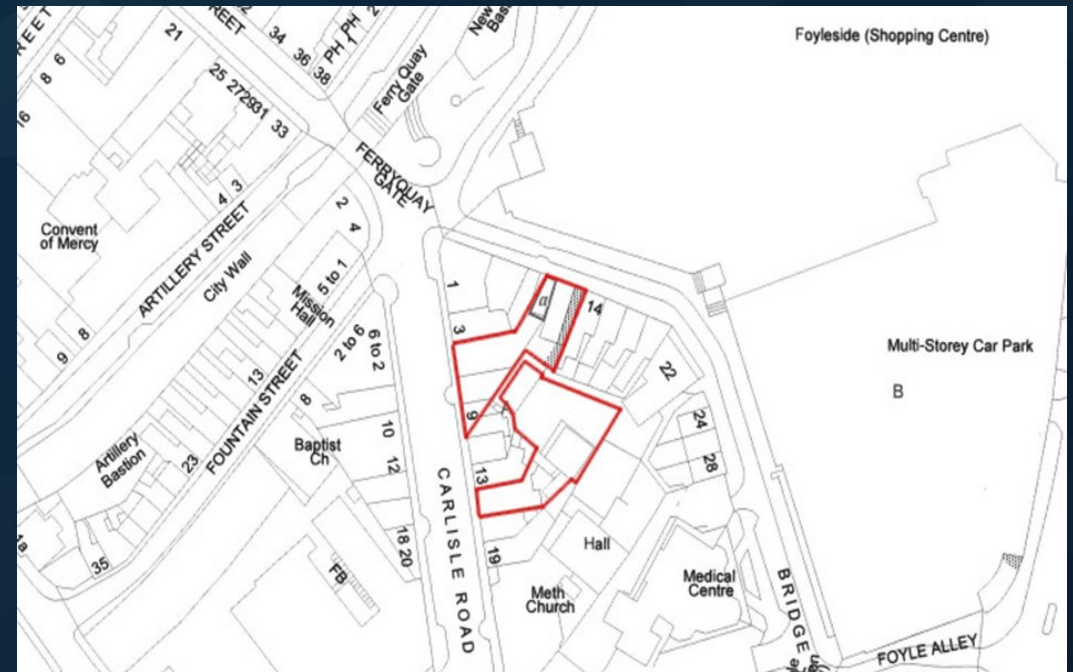
Derry boasts a vibrant retail core complemented by a range of established decentralised retail clusters, reflecting its status as a regional destination for shopping, business, and leisure. With continued investment in infrastructure, education, and regeneration projects further enhances the city's appeal as an attractive location for both occupiers and investors.

The subject property occupies a prominent and high-profile position on Carlisle Road, within the heart of Derry City Centre, neighbouring Foyleside Shopping Centre, a short distance from Richmond Centre. This highly visible location benefits from strong footfall, excellent passing trade, and close proximity to key transport links and parking facilities.

DESCRIPTION

The property comprises an **exciting city centre refurbishment / redevelopment opportunity** incorporating 4 no. commercial units fronting Carlisle Road together with 2 no. commercial units fronting Bridge Street. The configurations provide strong potential for a residential apartment scheme or mixed-use redevelopment, subject to obtaining the necessary planning consents.

The upper levels on Bridge Street are currently configured to suit self-contained apartments, which will be suitable for occupation following a refurbishment programme, offering immediate potential for value enhancement.



SITE AREAS

DESCRIPTION	AREA (SQ M)	AREA (ACRE)
5-9 Carlisle Road & 10-12 Bridge Street	425	0.11
15 Carlisle Road	530	0.13
TOTAL	955	0.24

ZONING/PLANNING

The subject is zoned as “White Land” within the Commercial Core and the Historic City Conservation Area for Derry City.

5-9 Carlisle Road & 10-12 Bridge Street previously had planning granted for 3 storey retail building fronting Bridge Street. This permission has expired.

REF:

A/2008/0533/F & A/2208/0508/CA

ADDRESS:

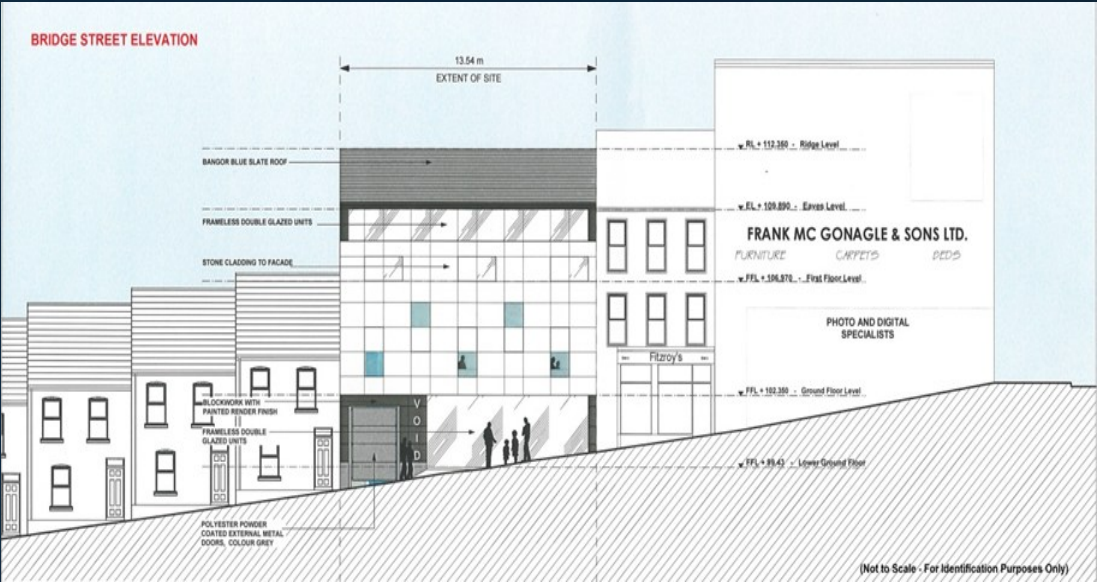
5-9 Carlisle Road & 10-12 Bridge Street, Derry City.

PROPOSAL:

Retention of front façade and redevelopment of site including new three storey retail building fronting Bridge Street

STATUS:

Granted 10/02/2011. Expired 09/02/2016.



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.



SALE DETAILS

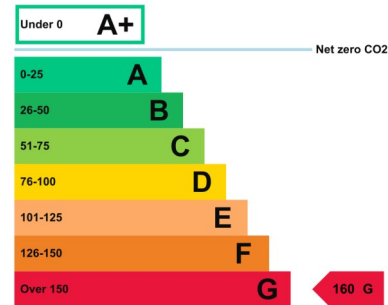
PRICE: Price on Application
TITLE: Assumed Freehold Title
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

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.

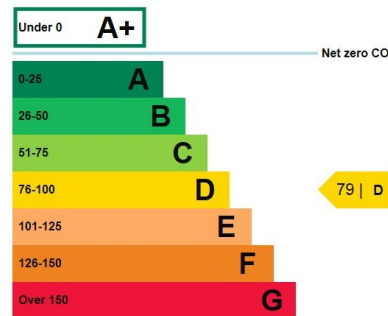
NAV (RATES PAYABLE)

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

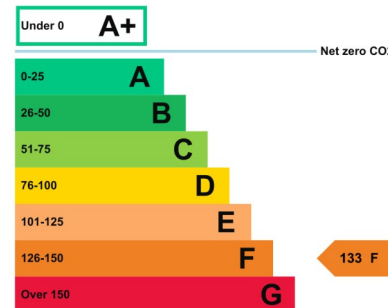
EPC



5,7,9 Carlisle Road: G160



15 Carlisle Road: D79



10 - 12 Bridge Street: F133

FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are 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.