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# 27 The Diamond, Derry / Londonderry BT48 6HP

Retail unit extending to c. 753 sq ft (70 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. It also has a strong retail core, complemented by a range of decentralised retail clusters, commensurate with typical settlements of its size.

# DESCRIPTION

The subject enjoys a prominent and highly visible position fronting The Diamond in close proximity to all main road networks. Internally the accommodation comprises ground floor retail with first floor kitchen and storage facilities.

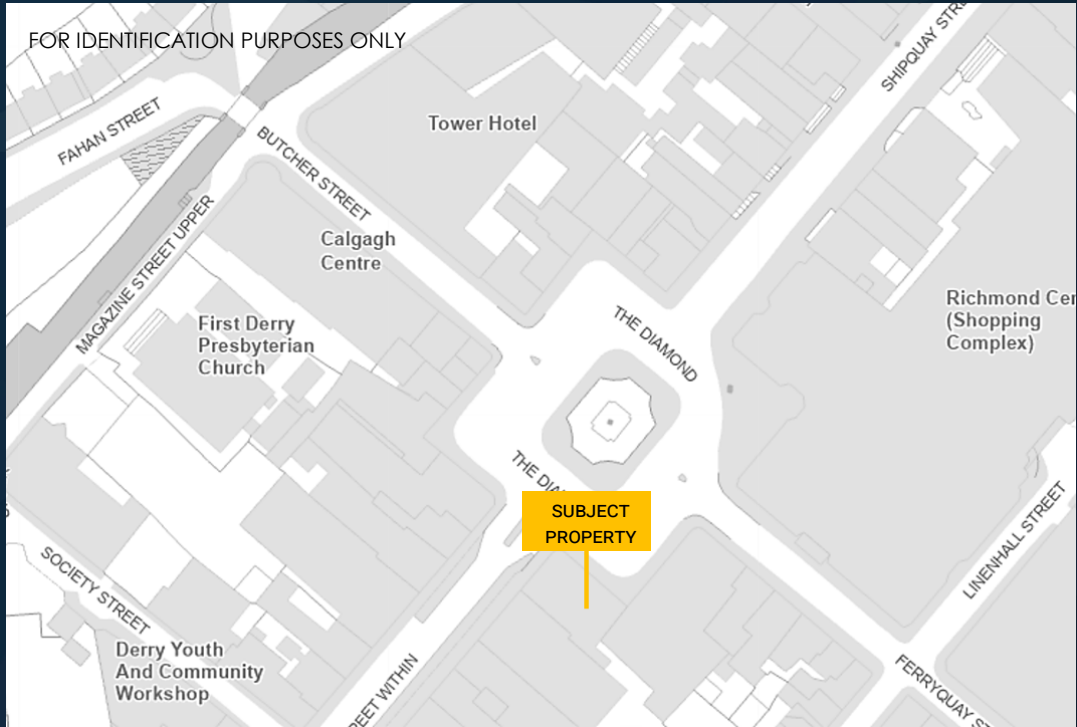
The unit is finished to a good standard and benefits from electric roller shutter door and recessed spot lighting.

# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Retail Area	54	579
First Floor	13	142
Storage	3	32
TOTAL ACCOMMODATION	70	753

### 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.



# LEASE DETAILS

RENT: £12,000 per annum  
TERM: Negotiable  
REPAIRS / INSURANCE: Negotiable  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

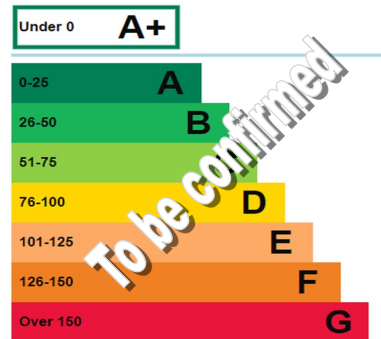
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## NAV (RATES PAYABLE)

NAV: £9,420

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

## EPC (ENERGY PERFORMANCE CERTIFICATE)



## 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.

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