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FOR SALE (Investment Opportunity)

BBC Foyle Studios, 8 Northland Road, L/Derry, BT48 7GD

A landmark opportunity in one of Derry's most prominent and sought-after locations

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 Northland Road, a well-established and highly regarded thoroughfare within Derry. The area accommodates a broad mix of professional practices, healthcare providers and educational uses, and sits on the fringe of the city centre, providing easy access to its retail, commercial, social and educational amenities.

DESCRIPTION

The opportunity to acquire a landmark commercial office building in a highly prominent position within Derry. The BBC Foyle premises comprise substantial accommodation arranged over multiple floors, historically configured to support a range of broadcasting, office and studio uses, together with associated ancillary facilities.

The building has been well maintained and benefits from modern servicing appropriate to its operational requirements, while also reflecting the character of a well-established institutional property.

Given its scale and prime location, the property may also present potential for alternative uses or redevelopment, including possible conversion to residential or mixed-use accommodation, subject to obtaining all necessary statutory consents.

ACCOMMODATION

DESCRIPTION

Relevant Lettable Area

AREA (M²)

532.6

AREA (SQ FT)

5,733



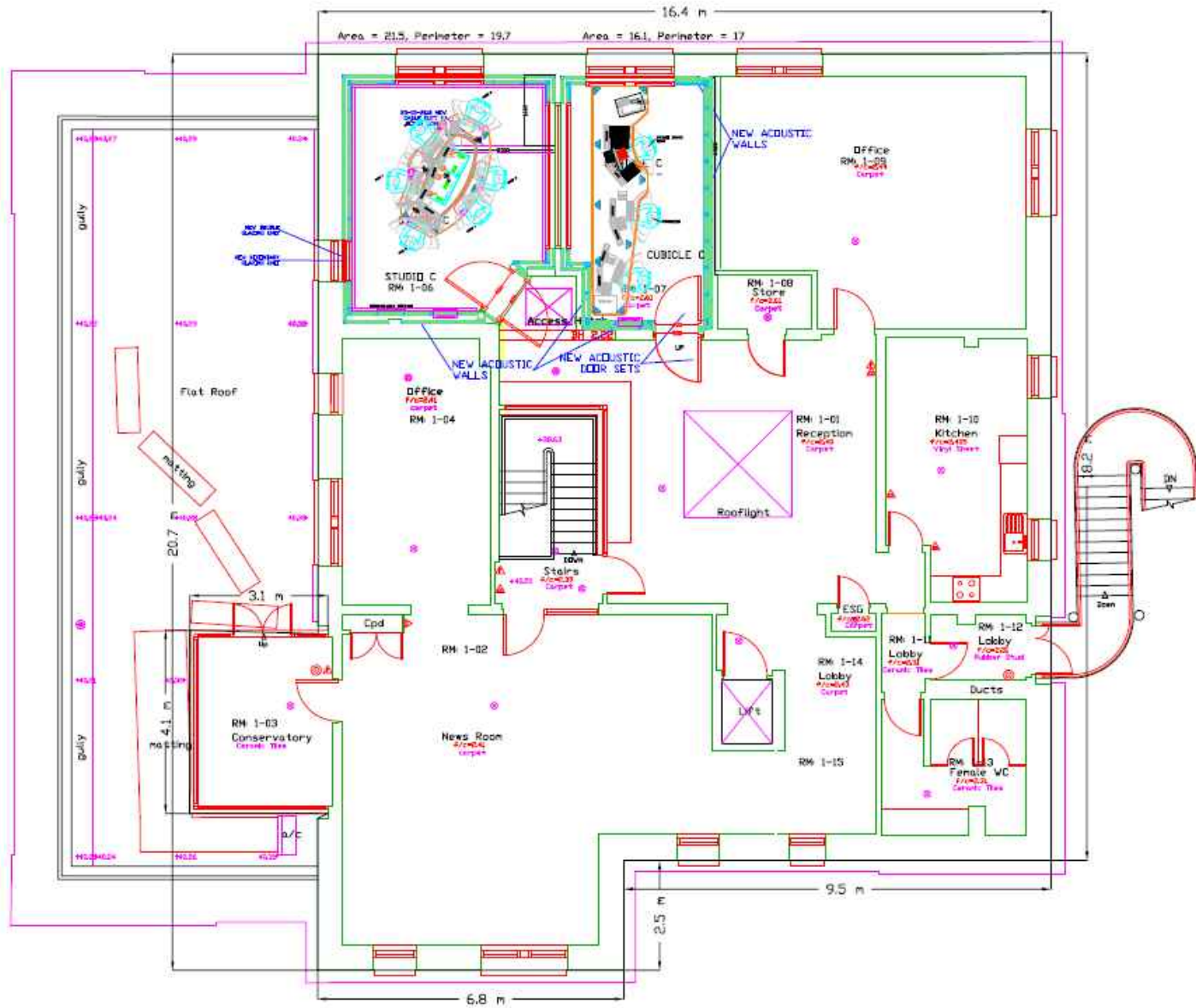
Customer Due Diligence:

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.



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BUILDING WORKS FIRST FLOOR 2018

BUILDING FOOTPRINT

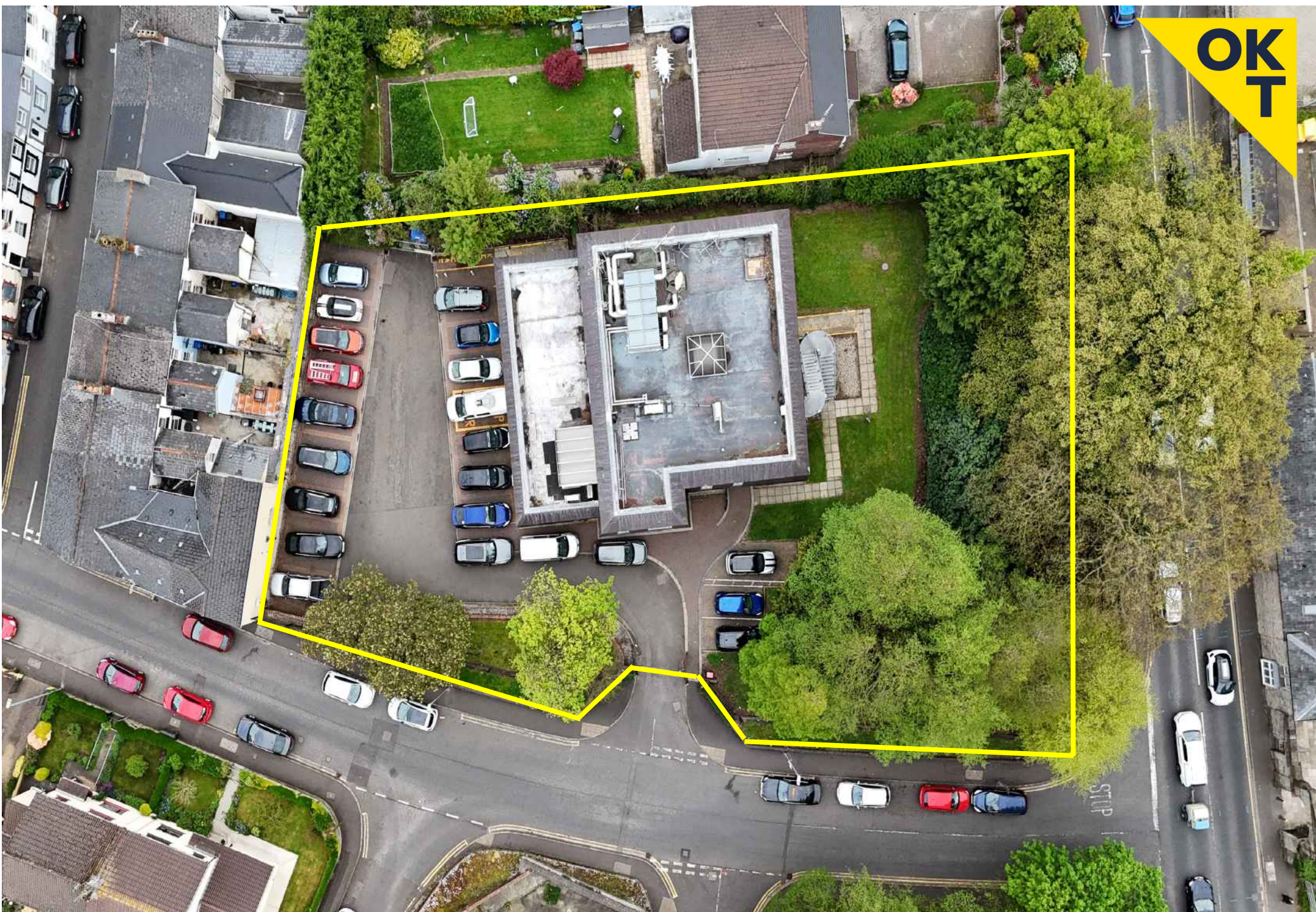
AREA = 326.8 m²

PERIMETER = 80.3 m



NO. 4 PROJECTS LIST	OWNER: THE BBC	DATE: 11/01/18	ISSUE HISTORY (SEE TAB 1)
TELEVISION COMMISSIONING	SCALE: FIRST FLOOR	11/01/18	ISSUE NO. 1
944	SCALE: BUILDING DETAILS	11/01/18	ISSUE NO. 1
945	FILE NO: BBC3-Studio-Production-4-4-2018.dwg		

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LEASE DETAILS

LEASE COMMENCEMENT: 07/12/2004
LEASE EXPIRY: 28/09/2029
PASSING RENTAL: £37,511 Per Annum Exclusive

SALES DETAILS

PRICE: £475,000
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

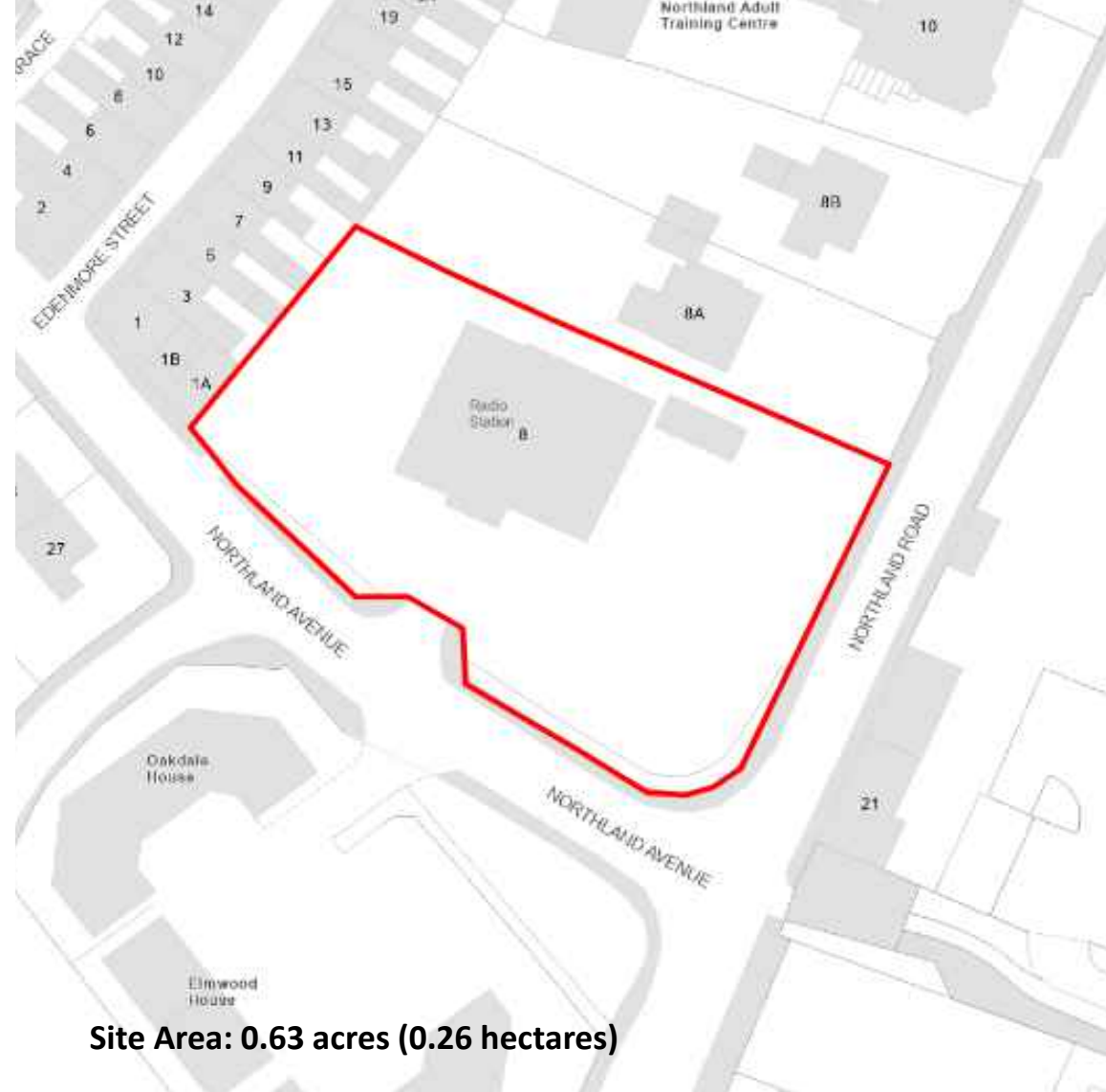
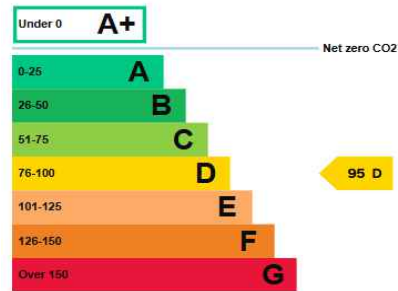
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £38,800

Estimated rates payable in accordance with LPS Website: £27,999

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



Site Area: 0.63 acres (0.26 hectares)

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 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-