

**OK
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TO LET

4 Victoria Road, Waterside, Derry City, BT47 2AB

Prominent City Centre Accommodation Suitable for Retail, Office or Showroom Use

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 occupy a prominent position at a key gateway into the city, adjoining the Craigavon Bridge and benefiting from strong levels of passing vehicular and pedestrian traffic. The location provides excellent connectivity between the Cityside and Waterside, while also enjoying convenient access to the city centre and surrounding arterial routes. approach points.

This location sees up to **40,000 passing vehicles** per day on average.

DESCRIPTION

The subject comprises a spacious open plan building positioned within a convenient and well-established location on the Waterside area of Derry.

Internally, the property benefits from an open plan layout providing flexible accommodation throughout, together with an office/kitchen area offering ancillary management space. The building is characterised by an attractive apex roof design and retains a number of traditional features, including single glazed timber framed windows and doors. Heating is provided via an oil-fired central heating system.

The accommodation is suitable for a variety of uses including retail, office or showroom accommodation.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
RETAIL AREA	145	1,561
OFFICE	18	194
TOTAL	163	1,755

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 C5099





LEASE DETAILS

RENT: £16,000 per annum
TERM: Negotiable

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: £5,900

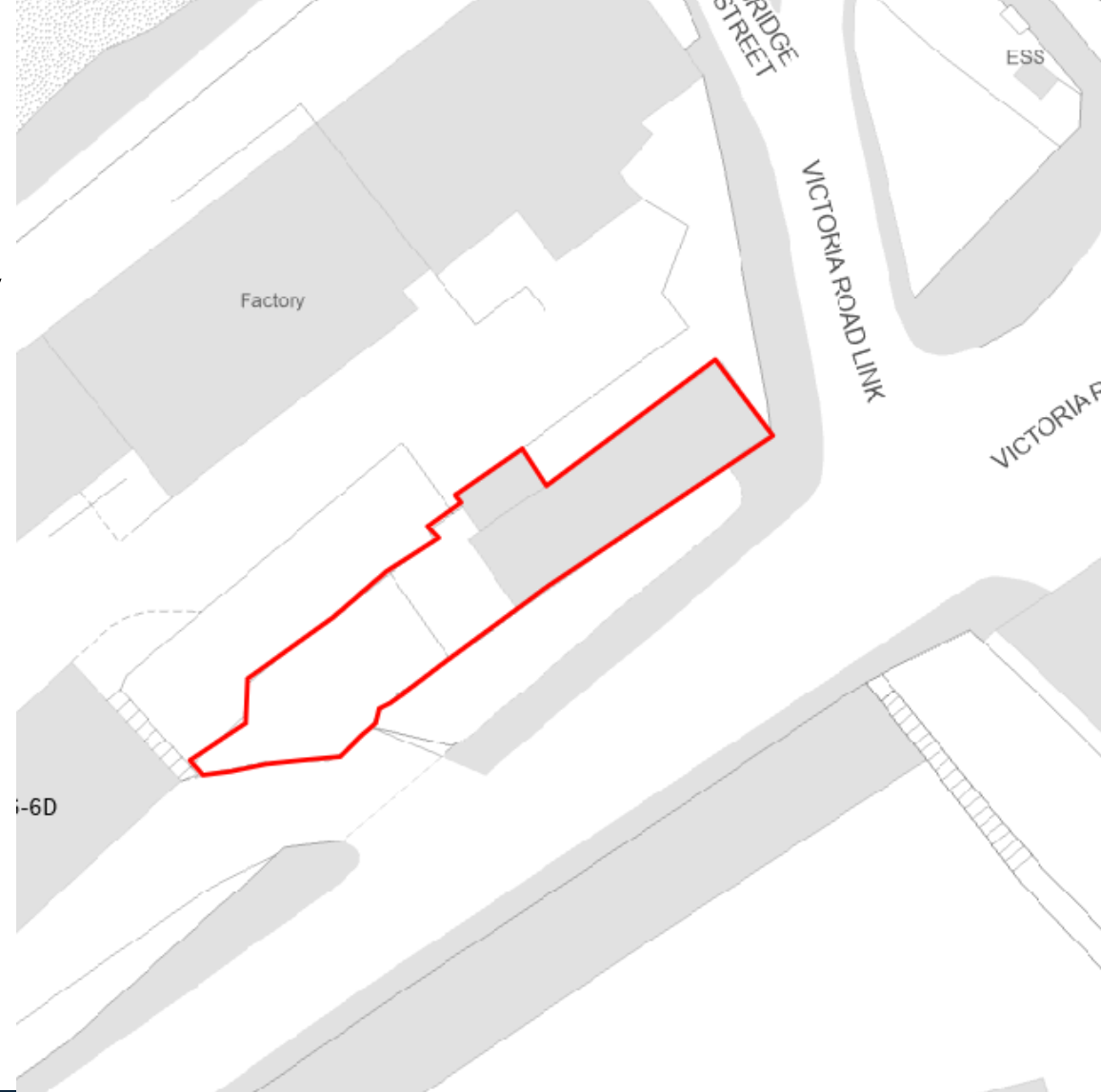
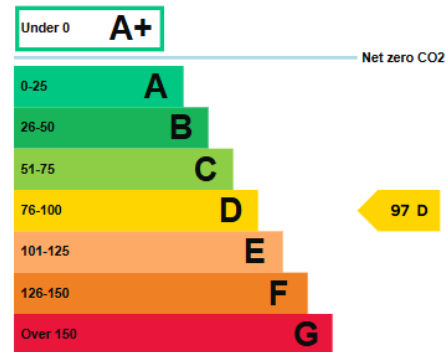
Estimated rates payable in accordance with LPS
Website: £4,258

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

EPC

Energy rating and score

This property's energy rating is D.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

MICHAEL BURKE

07872 055 552

michael.burke@okt.co.uk

ANTON MCINTYRE

028 7034 4244

anton.mcintyre@okt.co.uk

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



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.