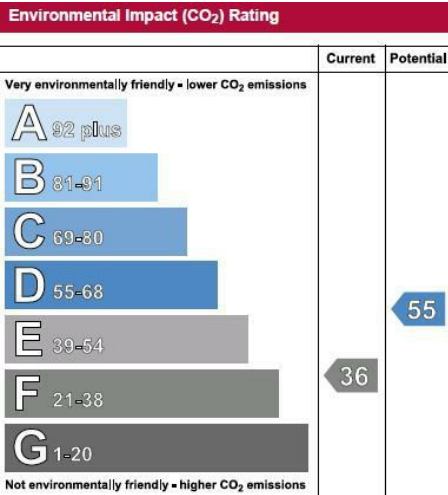
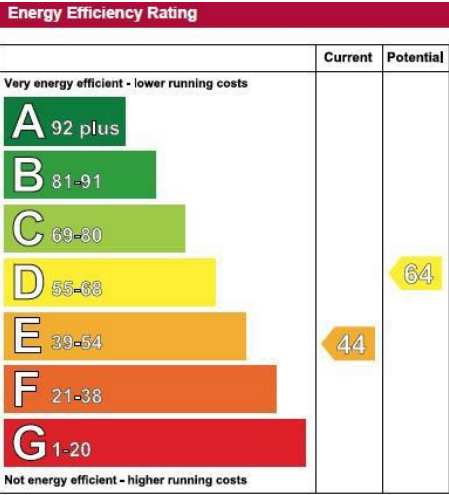


**SPECIAL FEATURES OF THE PROPERTY INCLUDE:**

Superbly Presented Licensed Restaurant  
Award winning Restaurant  
Five Star Hygiene Rating  
Excellent Kitchen and Food Preparation Area  
Large private car parking area to rear.



**VIEWING STRICTLY BY APPOINTMENT ONLY**

**Agent:** **Daniel Henry (Limavady)**  
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**Daniel Henry**  
ESTATE AGENTS

Offers around  
£225,000

**FOR SALE**



60 Catherine Street, Limavady, BT49 9DB

- Town Centre Property
- Extensive Redevelopment Potential
- Self Contained Three Bedroom Apartment
- Bright Spacious Premises on Ground Floor
- Excellent Car Parking Facilities at Rear
- All Utilities On Site

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5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

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## THE PROPERTY COMPRISES:

### FOR SALE - BY PRIVATE TREATY

We are pleased to offer for sale this town centre property with extensive potential for residential development. The ground floor and basement is currently vacant and can be restructured for residential or commercial use while there is currently an immaculately presented first/second floor 3 bedroom apartment.

The flat is in excellent condition and would expect it to achieve £700 per calendar month in rental income.

### Waiting Area:

11'5" x 6'10" (3.5 x 2.1)

### Dining Room:

24'3" x 18'4" (7.4 x 5.6)

Modern bright well laid out room with fitted back to wall seating, wood effect laminate floor, recessed low voltage down lighters.

### Kitchen:

26'6" x 14'1" (8.1 x 4.3)

Tiled flooring and ventilation (Inventory on kitchen equipment available).

### Bar Area:

9'10" x 9'10" (3.0 x 3.0)

Shelved for drink storage.

### Staff Room:

9'2" x 7'2" (2.8 x 2.2)

With changing booths.

### Disabled Toilet:

12'1" x 5'10" (3.7 x 1.8)

Low Flush W.C. , Pedestal wash hand basin, Tiled flooring and extractor fan.

### Gents Toilet:

10'5" x 8'2" (3.2 x 2.5)

Low Flush W.C. , Pedestal wash hand basin. Tiled floor.

### Staff Toilet:

Low Flush W.C. , Pedestal wash hand basin.

### Storage Cupboard:

### Basement:

22'7" x 18'8" (6.9 x 5.7)

Heated basement.

Could be easily converted to a dining/after drinks area to accommodate seating up to 30 patrons.

### Smoking Area:

Covered Smoking area to the rear of the property.

### Rear Parking Yard:

31'2" x 49'2" (9.5 x 15.0)

To the rear of the restaurant, there is a spacious car park for staff which could accommodate up to six cars.

### 60A Catherine St - Self Contained Apartment

### 1st Floor:

### Lounge:

14'1" x 12'9" (4.3 x 3.9)

Carpet flooring.

### Kitchen:

Fully fitted kitchen with a range of eye and low level units. Stainless steel sink unit.

### Office:

12'5" x 3'11" (3.8 x 1.2)

Carpet flooring.

### Utility Room:

5'2" x 4'11" (1.6 x 1.5)

Plumbed for automatic washing machine, ducted for tumble dryer with carpet flooring.

### Bedroom (1):

10'5" x 10'9" (3.2 x 3.3)

Carpet flooring with built in wardrobe.

### Bathroom:

7'10" x 7'2" (2.4 x 2.2)

Bath, Pedestal wash hand basin, Low flush WC, Extractor Fan, Electric Shower

### 2nd Floor:

### Bedroom (2):

12'1" x 10'5" (3.7 x 3.2 )

Laminate flooring. Dormer window. Access to roof voids.

### Ensuite:

Pedestal wash hand basin, Low flush WC, Electric Shower and a Fully tiled shower cubicle,

### 2nd Floor Bedroom (3):

11'9" x 10'5" (3.6 x 3.2)

Laminate flooring.

### Ensuite:

Low Flush WC, Pedestal wash hand basin, Fully tiled shower cubicle with electric shower.

