

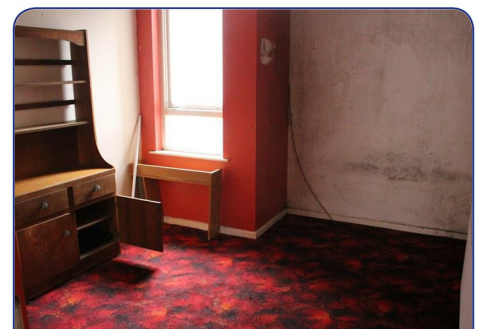
£60,000

**FOR SALE**



1 & 6 The Mall, Limavady, BT49 0AD

- Ground Floor Commercial Unit
- First Floor 2 Bedroom Apartment
- Town Centre Location
- Accessible to Local Amenities
- Large Car Park Close By
- Ideal Opportunity for Small Business



## COMMERCIAL UNIT & RESIDENTIAL APARTMENT FOR SALE

### GROUND FLOOR SHOP UNIT - 1 THE MALL

£60,000

#### Shop:

20'11" x 19'8" (6.4 x 6.0)

#### Store

16'8" x 3'7" (5.1 x 1.1)

#### Separate W.C.

#### ANNUAL RATES:

£2935.81 as at September 2021.

### FIRST FLOOR APARTMENT - 6 THE MALL £49,950

#### Entrance Hall:

Approached from ground floor.

#### Kitchen/Dining:

16'8" x 16'8" (5.1 x 5.1)

With fitted eye and low level units with matching work top. Stainless steel sink unit.

#### Bedroom (1)

12'1" x 9'10" (3.7 x 3.0)

#### Bedroom (2):

12'1" x 10'2" (3.7 x 3.1)

#### Shower Room:

With three piece suite comprising of a fully tiled shower cubicle with electric shower, pedestal wash hand basin and Low Flush W.C. Cushion flooring.

#### ANNUAL RATES:

£462.40 as at August 2021.

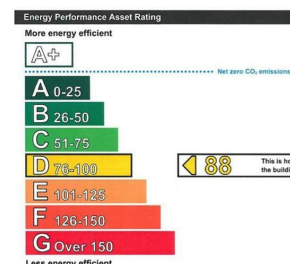
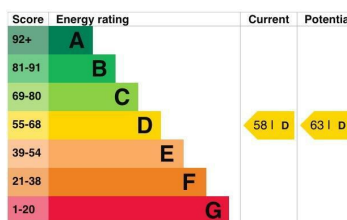
**Agent: Daniel Henry (Limavady)**

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

limavady@danielhenry.co.uk

www.danielhenry.co.uk



Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
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.

[www.danielhenry.co.uk](http://www.danielhenry.co.uk)  
[www.propertypal.com](http://www.propertypal.com)

