

FOR SALE



45-47 Carlisle Road, Derry/Londonderry, BT48 6JJ

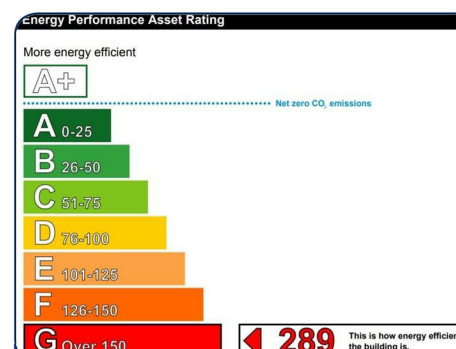
- VALUABLE INVESTMENT OPPORTUNITY
- COMPRISES OF 2 GROUND FLOOR RETAIL UNITS AND WELL ESTABLISHED RESTAURANT
- FIRST FLOOR OFFICES
- CAR PARK TO REAR

VIEWING STRICTLY BY APPOINTMENT ONLY

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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.





THE PROPERTY COMPRISES:

VALUABLE INVESTMENT PROPERTY

45-47 CARLISLE ROAD
Comprising of 2 ground floor Retail Units fronting Carlisle Road.
Includes a well established Restaurant and Private Car Park to rear.
First Floor Offices including a Beautician and 2 Counselling Offices.
Second Floor Offices including a Solicitor and 3 Vacant Offices.
Third Floor Offices Vacant

RETAIL UNIT 1
SPORTS HEALTH & NUTRITION

Hall
Shop 18' x 13' (5.49m x 3.96m) (to widest points)
Office 13' x 10' (3.96m x 3.05m)
Kitchen 9' x 6'10" (2.74m x 2.08m) Having low level units and sink unit.
Toilet and whb off.

RETAIL UNIT 2
BARBER

Shop Unit 38' x 20' (11.58m x 6.10m) (to widest points)
Store room and toilet off.

RESTAURANT
Entrance Porch
Restaurant 40' x 20'6" (12.19m x 6.25m) (to widest points)
Having tiled floor, Bar Area, Multi Fuel Stove set in stone fireplace, Ladies & Gents Toilets off, Wine Store off.
Kitchen 21'8" x 14'5" (6.60m x 4.39m) (to widest points)
Having tiled floor, Storage and Toilet off.

FIRST FLOOR
Landing having sink unit, toilet and whb off, storage cupboard.
OFFICE 1 13' x 9' (3.96m x 2.74m)
OFFICE 2 Treatment Room 17'9" x 13'6" (5.41m x 4.11m) (to widest points). Store Room Off 10'7" x 7'8" (3.23m x 2.34m) (to widest points)
OFFICE 3 Main Office 16'3" x 13'11" (4.95m x 4.24m) Second Office 13'10" x 9'7" (4.22m x 2.92m) Reception Area 13'4" x 11'2" (4.06m x 3.40m) Kitchen 4'9" x 3'2" (1.45m x 0.97m) Separate Whb & Wc.

SECOND FLOOR OFFICES
OFFICE 1 - 14'3" x 13'10" (4.34m x 4.22m) - VACANT
OFFICE 2 - 13' x 10' (3.96m x 3.05m) - VACANT
OFFICE 3 - 10'7" x 7'5" (3.23m x 2.26m) - VACANT
OFFICE 4 - Main Office 13'5" x 13'8" (4.09m x 4.17m) (to widest points) 2nd Office 17' x 13'10" (5.18m x 4.22m) (to widest points)
Study 14' x 8' (4.27m x 2.44m) Seperate Toilet and whb.

THIRD FLOOR OFFICES
OFFICE 1 12'10" x 11'4" (3.91m x 3.45m) - VACANT
Attic

EXTERIOR FEATURES
Carpark to rear.

TENANCY DETAILS
45 Carlisle Road Restaurant - £2,700.00 per quarter
45 Carlisle Road Retail Unit 1 - £350.00 per month
45a Carlisle Road First Floor Office 3 - £1,000.00 per quarter (Occupier vacating premises February 2019)
45a Carlisle Road Second Floor Office 4 - £845.00 per quarter
47 Carlisle Road Retail Unit 2 - £450.00 per month
47a Carlisle Road First Floor Office 1 - £130.00 per month (Occupier vacating premises February 2019)
47 Carlisle Road First Floor Office 2 - £140.00 per month

** All tenants are currently over holding **

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

EPC : Copy of EPC available on request.

