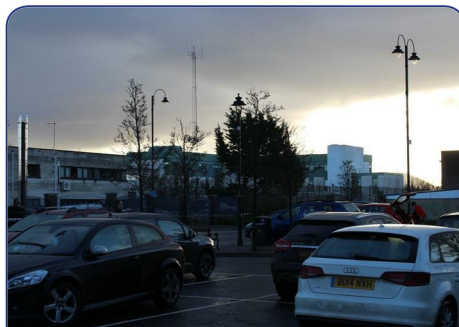


£145,000

FOR SALE



13 Connell Street Car Park, Limavady, BT49 0DB



OPTION TO LET AVAILABLE:

THE OWNER OF THIS UNIT WOULD ALSO CONSIDER LETTING. FOR ANYONE WANTING TO MAKE ENQUIRIES, PLEASE CONTACT OUR LIMAVADY OFFICE ON 028 7776 2558 FOR FURTHER INFORMATION.

Description:

Situated in Connell St Car Park, this modern well equipped unit extending to circa 55 sq meters offers excellent retail / office space. The premises which are centrally located in Limavady town centre offers excellent potential.

Location:

Driving down Limavady main street, follow the right hand lane on the one way system onto Connell St, then take first right into Connell St Car Park. Follow the road around to the right and No. 13 is situated on the right hand side.

Main Office:

24'11" x 15'8" (7.6 x 4.8)

Fitted with suspended ceiling and strip lighting, tiled floor and power points. Fire alarm. Tiled flooring.

Side Office:

17'0" x 6'10" (5.2 x 2.1)

Suspended ceiling. Tiled flooring.

Kitchen:

Fitted with eye and low level units. Stainless steel sink unit.

Separate W.C.

Low Flush W.C. Pedestal wash hand basin. Tiled flooring.

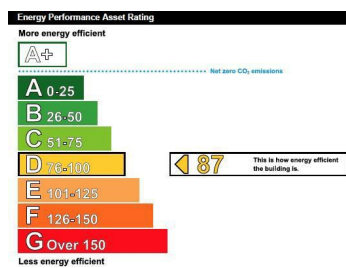
Agent: ***Daniel Henry (Limavady)***

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

limavady@danielhenry.co.uk

www.danielhenry.co.uk



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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.

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