



**TO LET** City Centre Office Suites within a Landmark property

**Suites 1 & 2, 20 Queens Street, Derry, BT48 7EQ**



**OKT**  
O'CONNOR KENNEDY TURTLE



# LOCATION / DESCRIPTION

Derry City is Northern Ireland's second largest City and is located 70 miles North West of Belfast. Its catchment includes the entirety of the North West of Northern Ireland and the majority of Co Donegal. The City has a resident population in excess of 107,000 and a catchment population estimated at approximately 225,000 persons.

The subject property is located on the corner of Queen Street and Great James Street which has a mix of professional users and service occupiers, to include One Dental Practice, Quigley, Grant & Kyle, Solicitors, Zen Hairdressing Salon with the Royal Mail Depot located to the east of the subject.

The property is of stone construction and finished to a high standard, with owners willing to assist an incoming tenant with certain modifications to tie in with their requirements.

The subject benefits from a high volume of passing trade and is suitable for a wide variety of uses subject to any necessary planning consents.



# ACCOMMODATION

## DESCRIPTION

m<sup>2</sup>

sq ft

### SUITE 2

#### GROUND FLOOR

Porch	7.5	81
Waiting Room	11.8	127
Main Office	68.8	740
Private Office	9.3	100
Store	8.8	95
Kitchen	4.5	48
WC	-	-

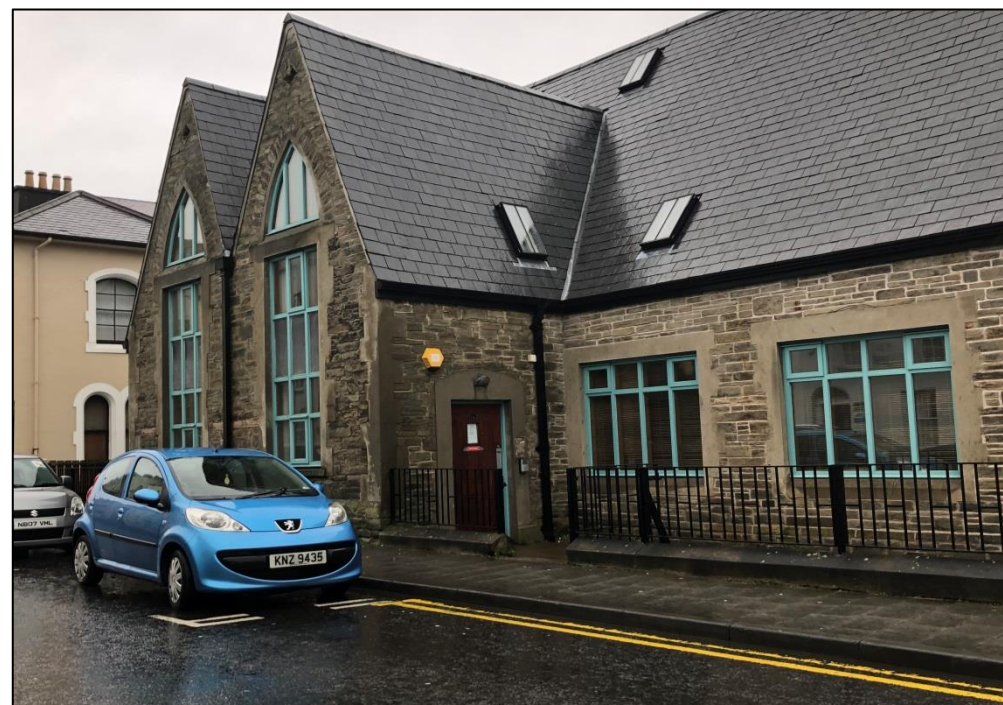
#### FIRST FLOOR

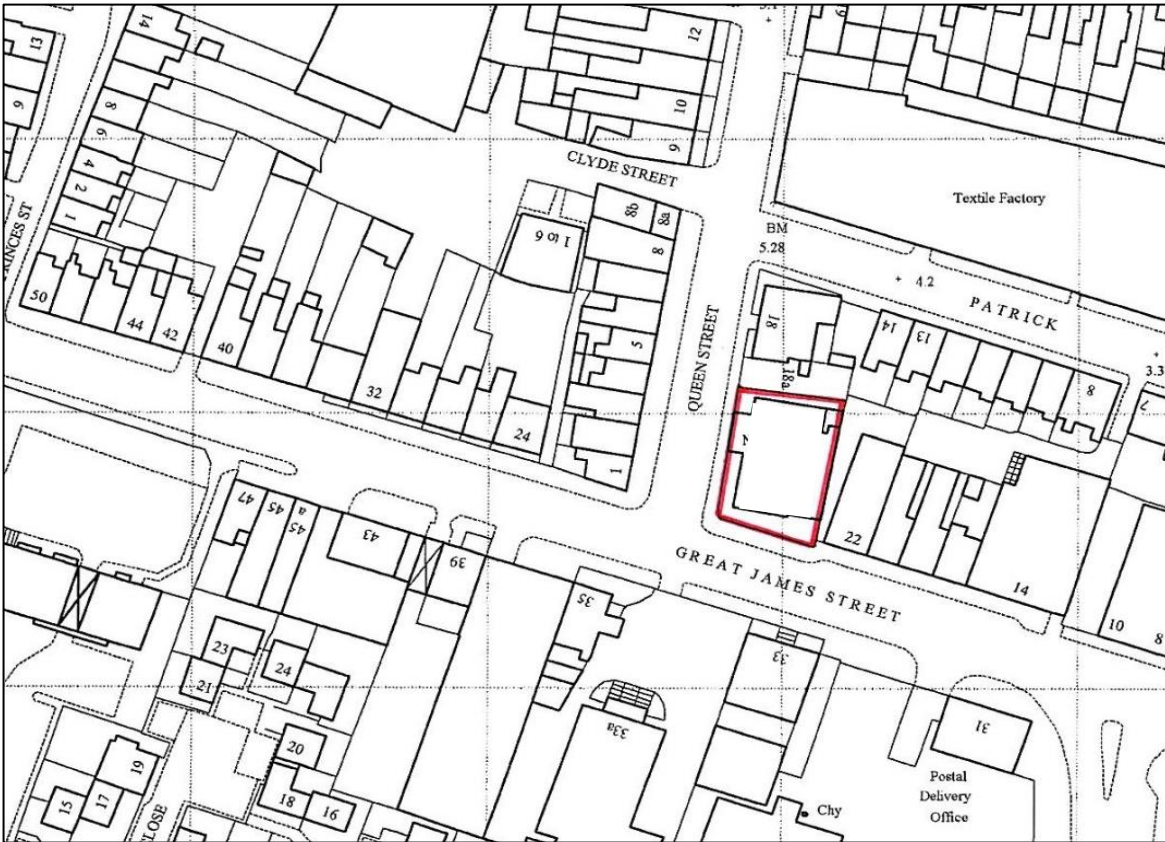
Main Office	97.3	1,047
Private office	16.0	172

#### TOTAL

224.0 m<sup>2</sup>

2,410 sq ft





# LEASE DETAILS

## SUITE 1

RENT: **AGREED FOR LEASE**

## SUITE 2

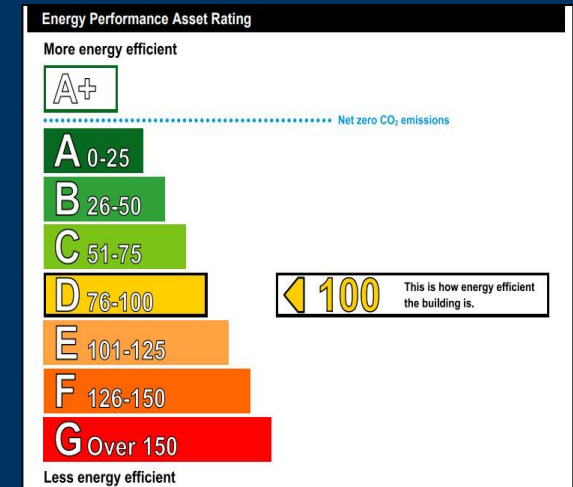
RENT: £24,000 per annum

TERM: 10 years

REPAIRS : Tenant responsible for internal repairs and Maintenance and will contribute to a communal Fund in the form of a service charge towards the Cost of periodic external maintenance and management costs.

INSURANCE: Landlord to pay and tenant to reimburse Proportionally.

# EPC







## NAV

From our review of the Land and Property Service online website, the NAV for the subject property is:

Suite 1: £ 22,000  
Suite 2: T.B.C.

The commercial rate in the pound for 2019 / 2020 is £0.650848.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

## VAT

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

## FURTHER DETAILS



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Our Ref: HT/RM/C2557

OKT for themselves and for the Vendors or Lessors of this property whose agents they are 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.

### 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/ukxi/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.