

FOR SALE / TO LET

Retail Opportunity

CBRE | NI

PART OF THE CBRE AFFILIATE NETWORK

Lambert
Smith
Hampton



24 BUNCRANA ROAD, DERRY, BT48 8AB

Exciting Commercial Opportunity
Approximately 17,685 sq.ft. (1,643 sq.m)

Location

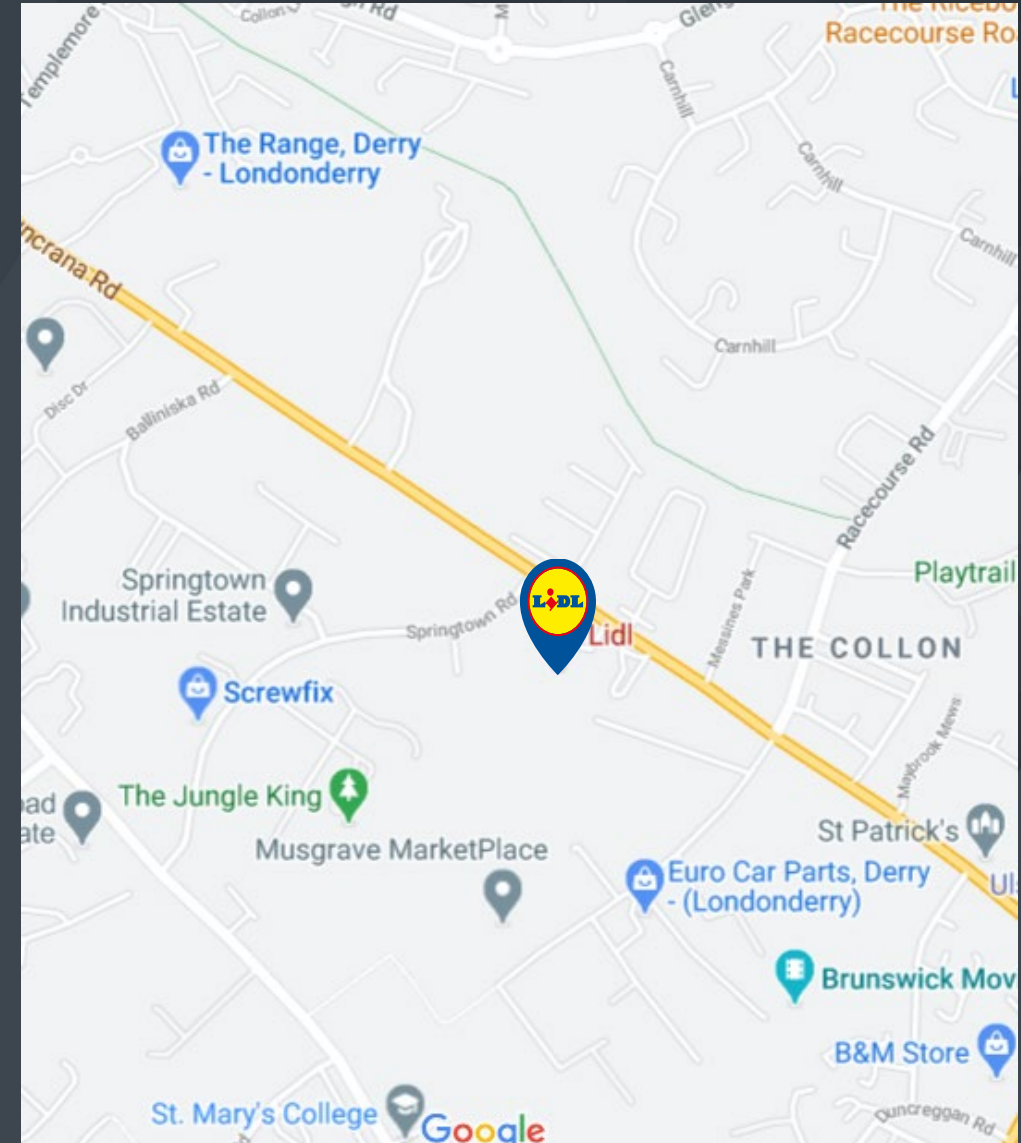
The subject premises are situated on a prominent position on Buncrana Road, Derry which is the main arterial route to Donegal via the city centre. The immediately surrounding catchment comprises a mix of retail, industry/commerce and housing. Retailers within close proximity include The Range, Home Bargains and Dunnes

Key Benefits

- Prominent position
- On site Car Parking (approximately 80 spaces)
- Purpose built unit totalling 17,685 sq ft (1,643 sq.m)
- Suitable for B4 use or alternative subject to planning
- Capable of immediate occupation

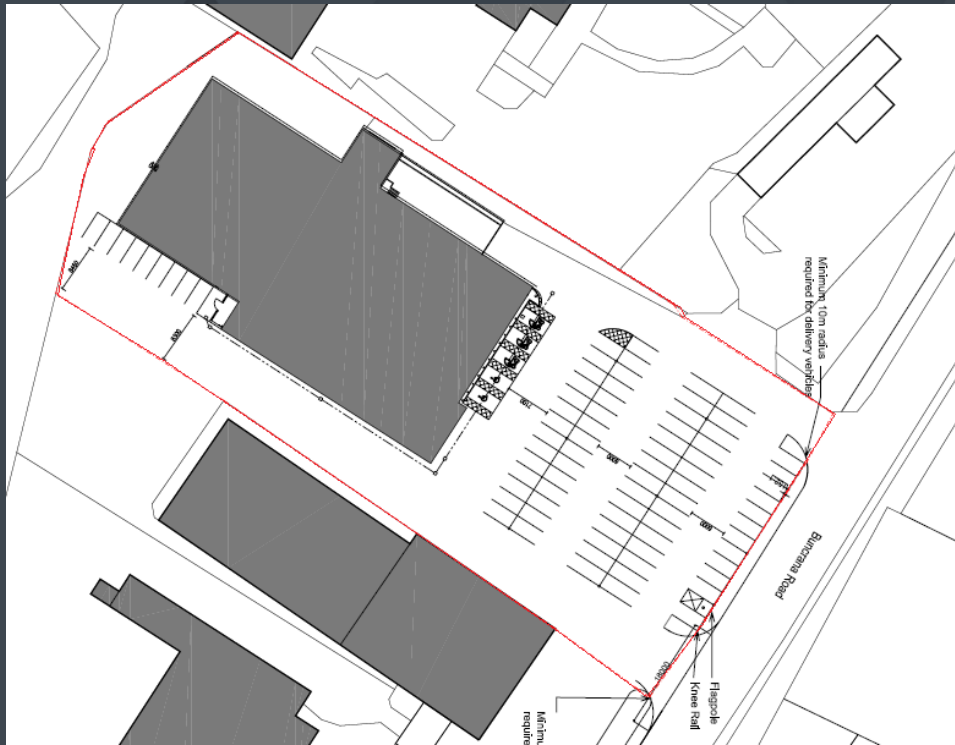
Description

The subject premises comprises a 17,685 sq.ft modern purpose-built Lidl store, approximately 80 car parking spaces and servicing facilities. The premises should be capable of occupation immediately. The property is suitable for showroom, health and beauty and medical uses, subject to any necessary planning consent.



Accommodation

| 24 Buncrana Road, Derry. | | |
|--------------------------|---------------|-------------|
| Sales | 13,842 Sq. ft | 1,286 Sq. M |
| Total | 17,685 Sq. ft | 1,643 Sq. M |



Copy Floor plans are available upon request.
Image for identification purposes only.

Lease & Sale Details

Offers in excess of £950,000 (nine hundred and fifty thousand pounds).

Quoting rent is based on £9.50 per square foot.

VAT

All prices, charges and outgoings are quoted exclusive of, but may be liable to Value Added Tax at the prevailing rate.

Rates Payable

We have been advised by Land and Property Services that the rateable value is £174,500. The rate poundage for 2020/21 is £0.582794 therefore the rates payable for the current year are £101,697.55.

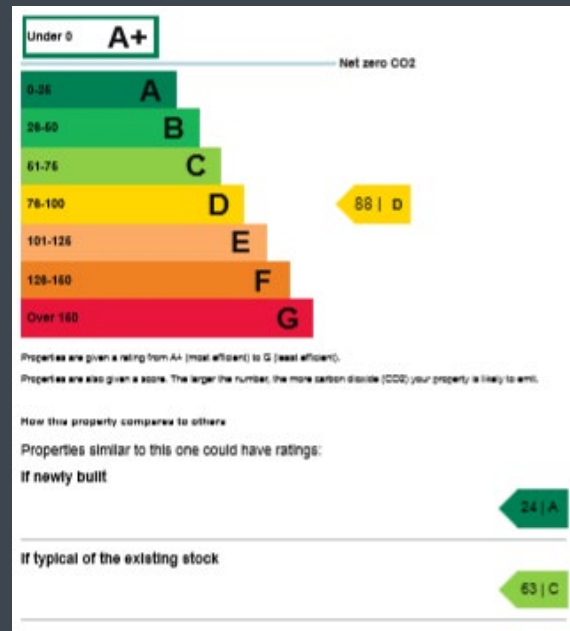
Photographs



Information & Contact

EPC

The building has been rated as D-88 under EPC regulations. A copy of the EPC Certificate is available below and can be made available on request.



Contact

Alana Coyle

T: 028 9043 6927

E: alana.coyle@cbreni.com

Laura Galloway

T: 028 9043 6746

E: laura.galloway@cbreni.com

CBRE NI

The Linenhall
32-38 Linenhall Street
Belfast, BT2 8BG

T: 028 9043 8555

W: www.cbre.co.uk/ni



@CBRE_NI

Gary Martin

T: 028 9026 9251

E: gmartin@lsh.ie

Tom Donnan

T: 028 9026 9238

E: tdonnan@lsh.ie

Lambert Smith Hampton

Clarence House
4-10 May Street
Belfast, BT1 4NJ

T: 028 9032 7954

W: www.lsh.co.uk



@LSHtweets

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