



# FOR SALE

Modern Central Premises Suitable For Café, Restaurant, Office Use (Subject To Planning) Extending To C. 364 M<sup>2</sup>

**100–114 Strand Road, Derry / L'Derry, BT48 7NR**



# LOCATION / DESCRIPTION

The subject property is located in Derry / Londonderry which is the second largest City in Northern Ireland with a regional population of c. 342,000 people, of which 36% are under the age of 25 and 65% are of working age.

Timber Quay is accessed off the Strand Road and the unit boasts a very prominent location overlooking the River Foyle and onwards to the Peace Bridge and Ebrington.

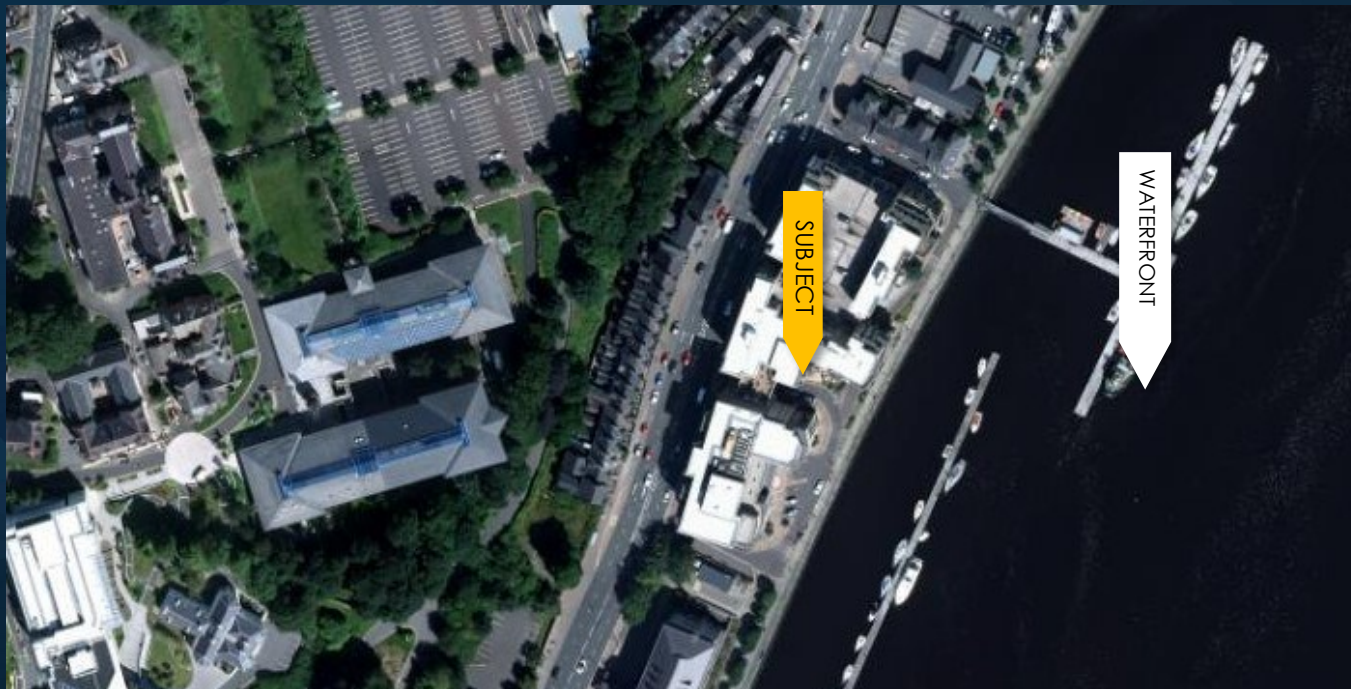
Neighbouring occupiers include Timber Quay Restaurant, Primrose Café, Fujitsu, Click Energy and Sainsburys.

The premises would be ideally suited to restaurant, café, offices etc., subject to obtaining necessary planning consent. Formerly operated as a salon and café and is fitted out to a very high standard.

Accommodation is arranged over ground floor and mezzanine level and benefits from a floor to ceiling glass frontage. In addition to the unit, there are 5 no. dedicated car parking spaces in the basement, together with store and bin storage area.

Insurance for 2021 was approximately £900 and the service charge was approximately £1,350.

Ideally suited to owner occupiers or investors.





# ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR	C. 280 sq m	C. 3,000sq ft
MEZZANINE	C. 84 sq m	C. 900 sq ft
<b>TOTAL NET INTERNAL AREA</b>	<b>C. 364 sq m</b>	<b>C. 3,900 sq ft</b>

- 5 No. Dedicated Car Parking Spaces
- Store





# SALES DETAILS

## PRICE

Price: £289,950

## VAT

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

## NAV

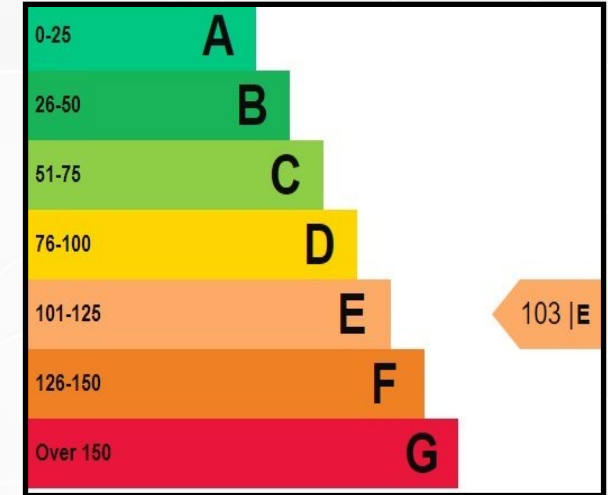
We are advised by the Land and Property Service that the Nav for the subject property is £33,000. The commercial rate in the pound for 2022 / 2023 is £0.599193.

Please not all perspective purchasers should make their own enquiries to confirm the NAV / Rates.

## TITLE:

Assumed to be long leasehold, subject to a peppercorn rent.

## EPC CERTIFICATE



## 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/uk/si/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.

## CONTACT DETAILS

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## JOINT AGENT

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