

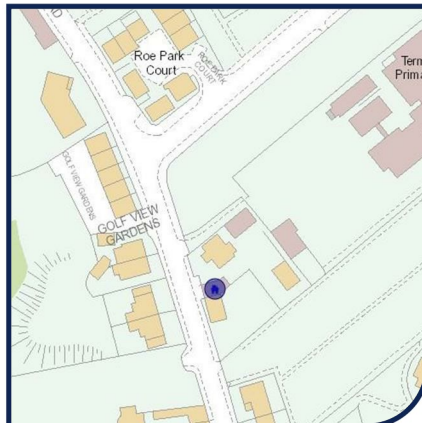
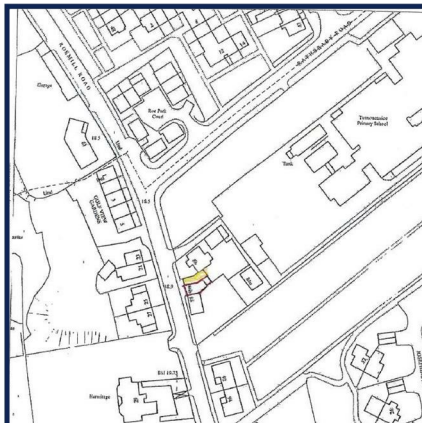
Offers around
£75,000



86B Roe Mill Road, Limavady, BT49 9BE



- Single storey commercial unit extending to approx. 500 sq ft
- Excellent order throughout
- Mains gas heating and 3 phase electricity
- Suspended ceiling with lighting
- Suitable for a variety of uses such as hairdressers, beauticians or office
- May be suitable for re-development subject to OPP
- For further details apply to Mr C Henry (028) 7034 3677



This single storey commercial unit which is currently utilised as a hairdressing salon, is in excellent order throughout and is situated on a prominent location fronting the Roe Mill Road. The premises are suitable for small business use such as hairdressing, beauticians or studio/office; and would also lend itself to re-development as an apartment or small residential dwelling subject to the necessary approvals.

Main Salon:

20'3 x 15'2 (6.17m x 4.62m)

With 3 styling bays and wash bay.

Kitchen:

Separate WC:

With wash hand basin.

Exterior:

Small yard to rear

Additional Information:

EPC Rating: 118E

Tenure: Assumed Freehold

Rates: £1,360.55 as per LPS

Broadband: Openreach & Virgin Media (see Ofcom checker for more details)

Mobile Phone coverage as per Ofcom checker: EE, Three, O2 & Vodafone

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons
9 Dunmore Street, Coleraine
Tel. 028 703 43677/21133
www.bensonsni.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.
2. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
3. These particulars do not constitute a contract or part of a contract.
4. All measurements quoted are approximate.
5. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.