



37 Station Road Londonderry, BT47 3PS



The old Station Bar building, Eglinton sits on a circa 0.6 acre site, situated 7 miles from the city of Derry/Londonderry, offering excellent parking provision to the rear.

The Ground Floor of the property extends to circa 5,200 sq ft and consists of a Bar & Lounge, Restaurant, Large Kitchen, Dining Area, Function Room, Pool Room, Rear Lounge, with adequate toilet blocks & storage areas.



On the First Floor there is a self-contained apartment, with its own private rear access. Extending to circa 980 sq ft, this apartment benefits from 3 bedrooms, bathroom, kitchen and living / dining space.

This property may be suitable for redevelopment or other commercial uses, subject to necessary approval and would be ideal for confident business owners or investors.

No Price

Viewing

Please contact our Homepage NI Office on 08000465102 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Northern Ireland		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Northern Ireland		EU Directive 2002/91/EC 



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.