

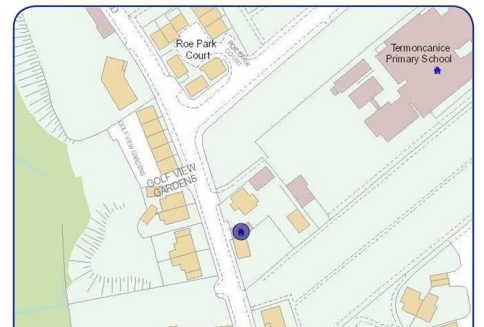
£50,000

**FOR SALE**



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



## DESCRIPTION:

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. It would also lend itself to re-development as an apartment or small residential dwelling, subject to the necessary approvals.

## ACCOMMODATION TO INCLUDE:

### Main Salon:

20'2" x 15'1" (6.17 x 4.62)

with three styling bays and wash bay.

### Kitchen

### Separate W.C.:

with wash hand basin.

## EXTERIOR FEATURES:

Small yard to rear.

## ADDITIONAL INFORMATION:

Tenure: assumed freehold or long leasehold.

Rates: £1360.55 as per LPS.

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

Mobile phone coverage as per Ofcom checker, EE, Three, O2 & Vodafone.

**Agent: Daniel Henry (Limavady)**

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