



To arrange a private consultation appointment, please contact Armstrong Gordon on 028 7083 2000

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LIMAVADY

44-46 Catherine Street

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Substantial block of prime town centre commercial property which includes 2 shops, 1 large flat and large car park and lands to rear. The shops and flat are let out at present and the building previously had planning for a replacement 10,500 square foot structure over 3 floors.

The 26 car, car park also derives a good rental and there is an area of spare land to the rear also included in the sale. We believe that the entire site is suitable for either a rental investment or indeed as a possible renovation/development site subject to necessary consents. Please contact agent to arrange viewing appointment.

Travelling into Limavady from Ballykelly, take the third exit at the Lisnakilly roundabout onto the A371 heading towards Limavady town centre, passing the Roe Park Resort. At the traffic lights, continue straight onto Catherine Street. 44-46 Catherine Street will be on your right-hand side beside Dankse Bank. To access this, follow the one way system throughout town.

ACCOMMODATION COMPRISES:

GROUND FLOOR:

Shop Unit:

Currently used as Alfa Mobile, mobile repair shop.

Shop Unit:

Currently used as Taste The Clouds, vape shop.

FIRST FLOOR:

Large flat over two storeys.

EXTERIOR FEATURES:

Outside to the rear both properties have a yard with room for car parking. To the rear of the property is a right of way extending to a separate 26 car, car park which is on lease and included in the sale as well as an additional portion of ground which is abandoned.

SPECIAL FEATURES:

- ** Substantial Block Of Investment Property Deriving An Income Of £5,000 Per Annum, £3,600 Per Annum For Vape Shop. £5,000 For Flat & £5,000 For Carpark
- ** 26 Space Car Park & Land To Rear Included In Sale
- ** May Have Development Potential Subject To Necessary Consents
- ** Popular Area Within Centre Of Town With Public Car Parking
- ** Building To Front Previously Paved For 10,500 Square Foot Three Storey Design

TENURE:

Freehold

CAPITAL VALUE:

£2,900.00 (Rates: £1,697.90 p/a approx.)

