



**FOR SALE**

**8 Crawford Square, Derry-Londonderry, BT48 7HX**

Prominent 3 Storey Mid-Terrace Office Building

**Lisney**

## Features

- Prominent Three Storey Mid-Terrace Office Building.
- Situated in close proximity to Ulster University Magee Campus.
- Suitable for a variety of uses (subject to relevant planning permissions).
- Of interest to both owner occupiers and investors.

## Location

Derry is the second largest city in Northern Ireland and fourth largest city on the Island of Ireland. It is the 'Capital of the North West' and is at the core of the only functional economic city region of its scale which straddles the border into the Republic of Ireland.

Derry has an urban population in excess of 100,000 and is the principle sub regional economic driver of a wider cross border City Region of over 350,000 people.

The subject property occupies a prominent position facing directly onto Crawford Square.

Crawford Square is an attractive tree lined street located off Northland Road approximately 0.8 miles from Derry City Centre.

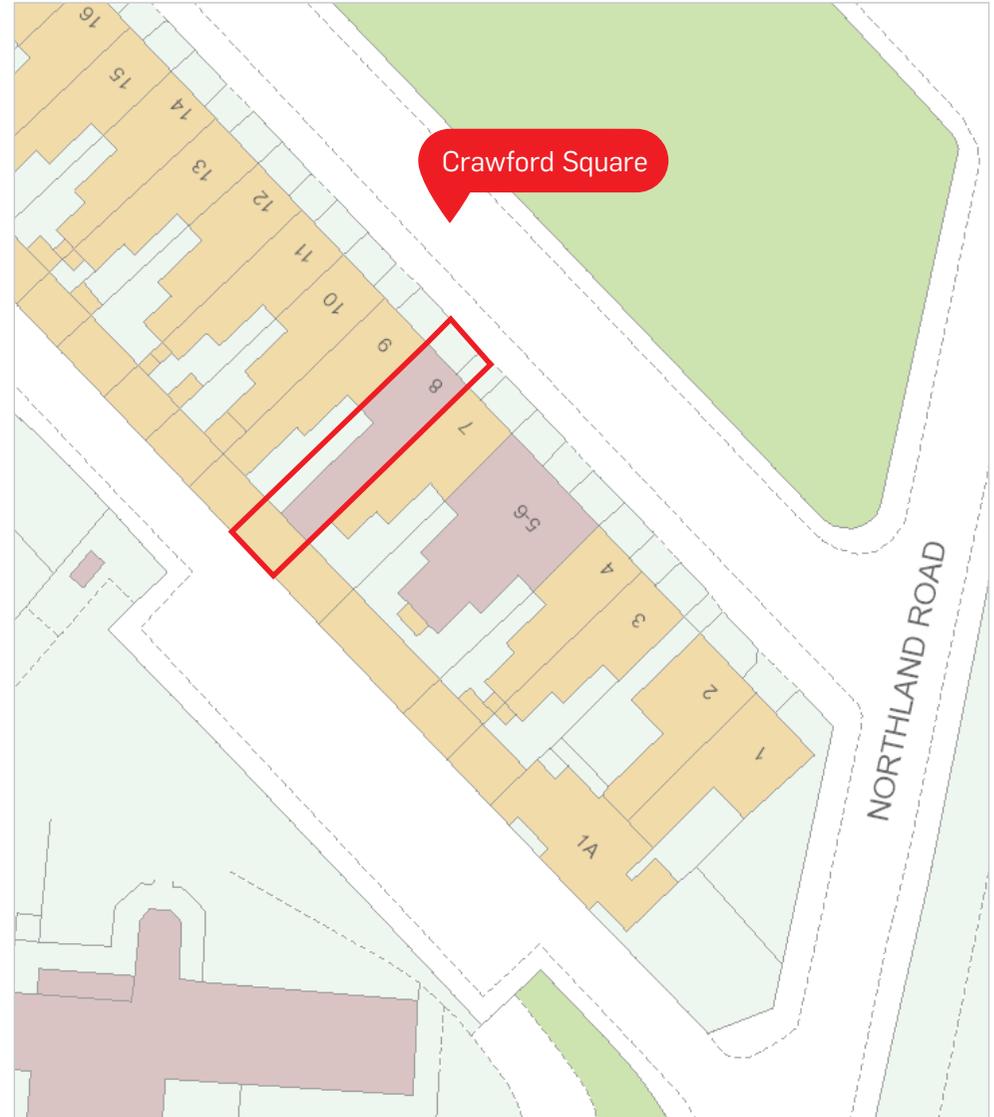
The area is a popular residential area due to its close proximity to the Ulster University Magee Campus, North West Regional College and the City Centre.



Destination	Distance (Miles)
City Centre	1
Ulster University Magee Campus	0.6
Belfast	72
City of Derry Airport	9.5



Boundary



## Description

The subject property comprises a substantial three storey mid terraced office building formerly occupied by the Probation Board of Northern Ireland.

The property is of traditional masonry construction under a pitched slate roof. Internally the property comprises a reception area, a number of private offices, meeting rooms' kitchen and toilet facilities.

In terms of specification the property benefits from plastered and painted walls and carpet covered concrete/timber floors.

There is a garage situated to the rear of the site that houses the boiler and provides pedestrian access to Academy Road.

There is communal street parking situated to the front of the building.

We understand from the information provided to us that the gross internal area of the property is 166 sqm (1,786 sqft).



## Accommodation

Sq M	Sq Ft
166	1,786

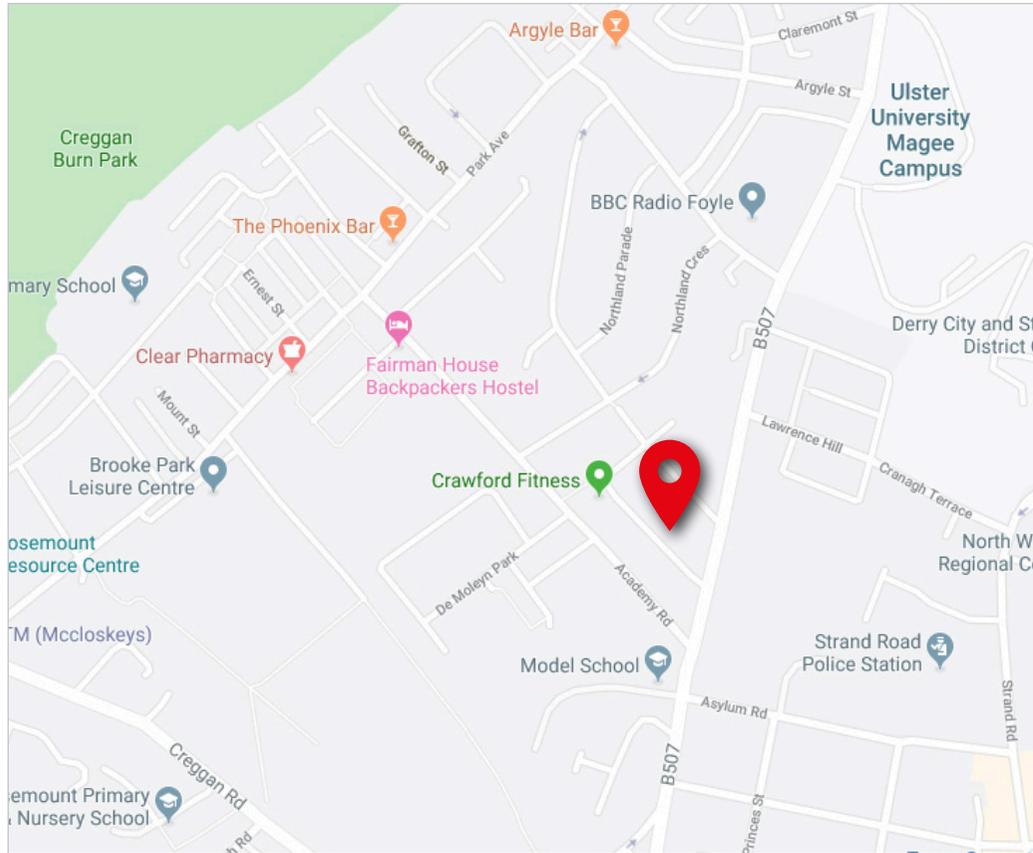
## Zoning

The subject property is situated in an area Zoned as Residential.

## Planning

The subject property is a listed building with full consent for office use.





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## Listed Building

The subject is a B2 listed building under ref: HB01/22/003 H.

## Title

We understand the property is held freehold.

## EPC

The property has an EPC rating of D100. A full certificate is available on request.



## Guide Price

£175,000 (exclusive).

## Rates

NAV:	£11,600
Rates in 20/21:	0.582794
Rates Payable in 20/21:	£6,760.41

## Stamp Duty

Will be the responsibility of the purchaser.

## VAT

All prices and outgoings are exclusive of but may be liable to VAT.

## Contact

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## 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 five years from when you cease to have a contractual relationship with Lisney. 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.