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FOR SALE

21 Main Street, Limavady, BT49 0EP

Town centre retail unit with dual frontage onto Main Street and Newtown Square

On the instructions of
Ronan Duffy and James Green of

M^cCAMBRIDGE DUFFY
INSOLVENCY PRACTITIONERS

LOCATION

Limavady is a traditional former market town situated approximately 15 miles east of Derry City and c. 14 miles to the south west of Coleraine. The town has high occupancy levels with a range of local and national retailers.

The subject itself is located within the town centre and fronts both Main Street and Central Car Park. The surrounding area is predominantly occupied by local businesses including Shine Hairdressing, Dickson McNulty Solicitors, The Yellow Bird Café and Blossoms Florist.

DESCRIPTION

The original building is a 2-storey plus attic conversion mid terrace commercial property with single storey rear return providing modern retail space.

Accommodation comprises ground floor retail with storage to the upper floors. The upper floors benefit from separate access and could be converted for alternative uses subject to planning permission.

The rear of the property fronts Newtown Square / Central car park, with ease of access to Market Street.

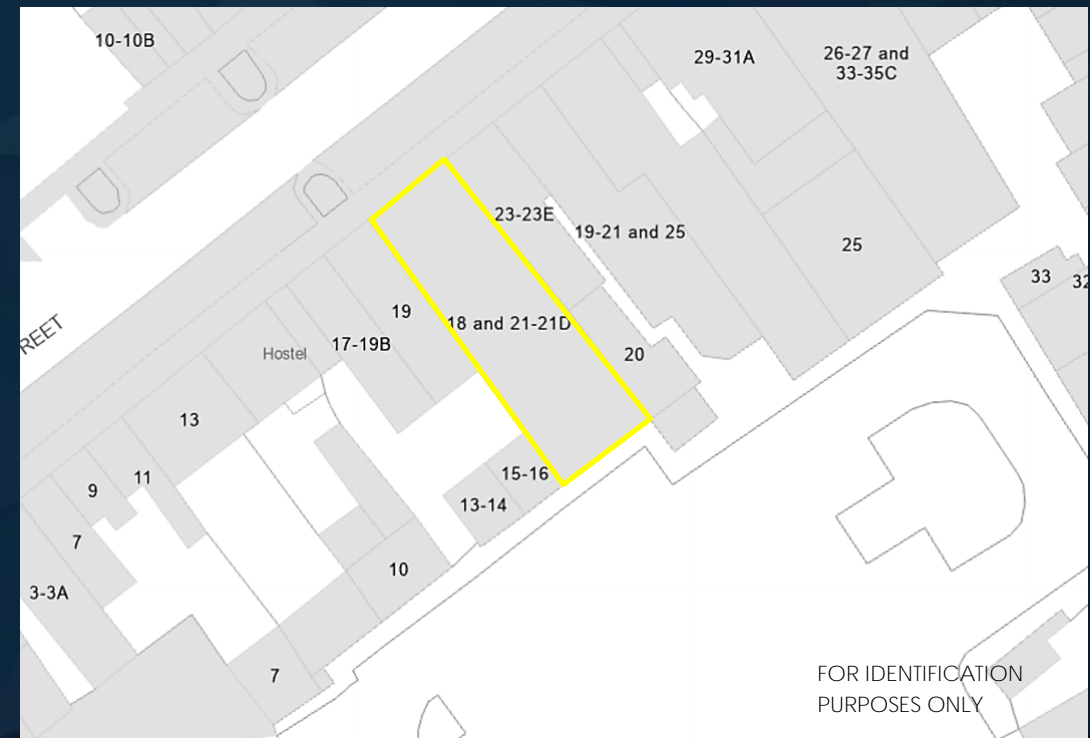
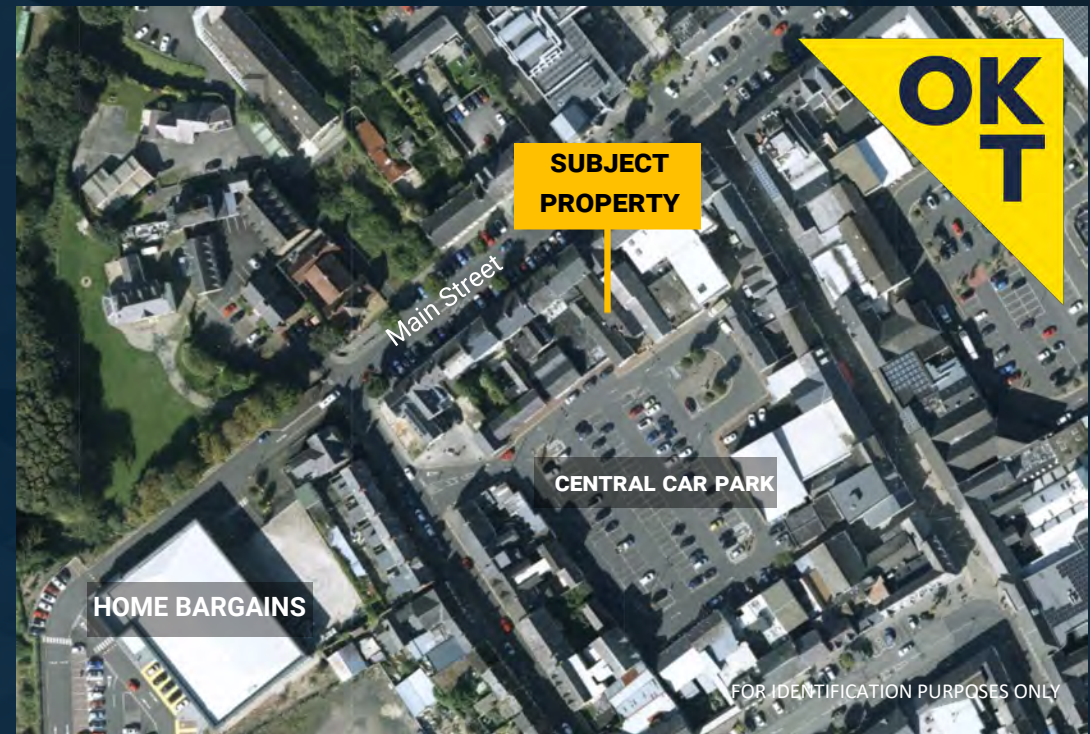
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Retail Area	276.4	2,975
FIRST FLOOR & SECOND FLOOR		
Storage Area	98	1,055
TOTAL ACCOMMODATION	374.4	4,030

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/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: C4938



SALES DETAILS

PRICE: Asking £185,000

TITLE: Assumed freehold / long leasehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

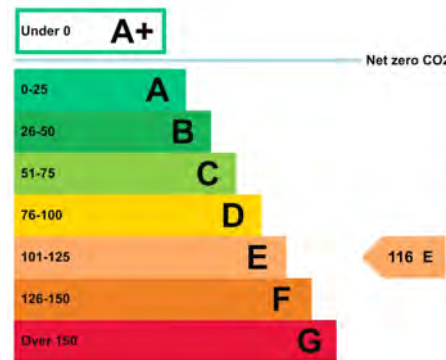
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (ESTIMATED RATES PAYABLE)

21 Main Street:
£11,900 (Est. rates payable £7,198.89)

21A Main Street (First Floor):
£2,850 (Est. rates payable £1,724.10)

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

O'CONNOR KENNEDY TURTLE

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 | Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 okt.co.uk

MICHAEL BURKE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.