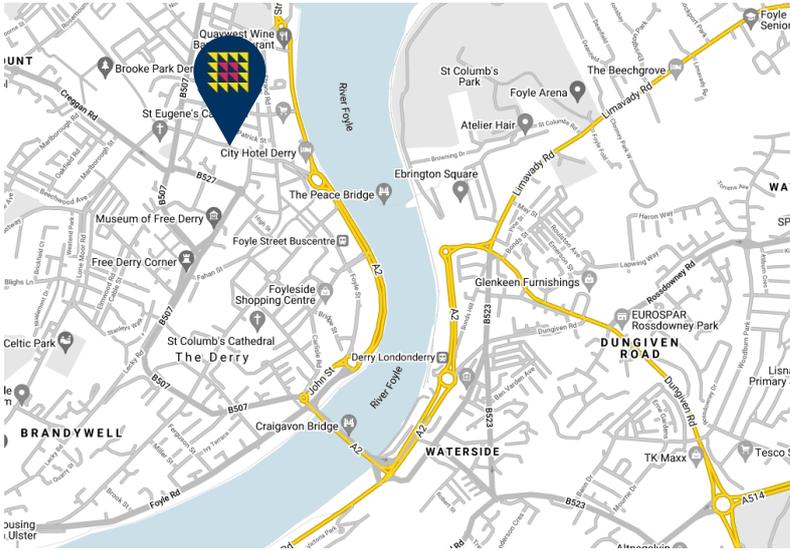




# FOR SALE / TO LET

Prime Office Accommodation Extending to c. 2,251 sq ft

18 Great James Street, Derry City, BT48 7DA



## LOCATION / DESCRIPTION

Derry City is the second largest population centre within Northern Ireland and the fourth largest in Ireland, with a residential population of 107,877 and a cross border catchment of 400,000 (Derry City Council 2014)

The property itself is prominently located on Great James Street off Queens Quay / Strand Road in a most sought-after professional trading location c. 0.5 miles from the city centre.

Neighbouring occupiers include Post Office, Great James Street Dental, Beauty Unlimited and several local solicitors.

This fine B2 listed Georgian Style property offers well laid out office accommodation over 3 and a half floors. Internally the property is finished with wood strip / carpeted floors, painted walls and spot lighting. There is an oil fired central heating system in place.



## ACCOMMODATION

Description	Area m <sup>2</sup>	Area sq ft
<b>Ground Floor</b>		
Reception	15.4	166
Hall	15.5	167
Offices	12.1	130
WC	1.9	20
Boardroom	32.2	347
<b>First Floor</b>		
Office 2	22.7	244
Office 3	12.5	134
Office 4	32.2	348
WC	2.7	29
<b>Second Floor</b>		
Office 5	13.8	149
Office 6	22.8	245
<b>Third Floor</b>		
Kitchen	17.2	185
Store	4.0	43
WC	4.1	44
<b>TOTAL</b>	<b>209.2 m<sup>2</sup></b>	<b>2,251 sq ft</b>



## SALES DETAILS

PRICE: Offers Around £250,000

TITLE: Freehold / Long Leasehold



## LEASE DETAILS

RENT: £25,000 Per Annum

TERM: From 5 years

## NAV

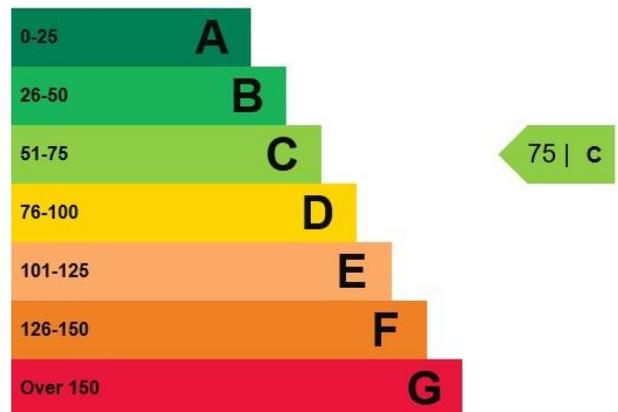
NAV: From our review of the Land and Property Service online website, the NAV for the subject property is £14,500. The commercial rate in the pound for 2021 / 2022 is £0.588537.

Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.

## VAT

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

## EPC



## FURTHER DETAILS



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Ref: HT/RM/C4349

### 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/uksi/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.