

PRICE NOW REDUCED



OKT
O'CONNOR KENNEDY TURTLE

FOR SALE Impressive Mixed Use Investment Property
31- 33 Catherine Street, Limavady, BT49 9DA

LOCATION / DESCRIPTION

Limavady is a traditional market town situated approximately 15 miles east of Derry / Londonderry and 61 miles North West of Belfast, with the other nearby town being Coleraine, c. 14 miles to the north east of Limavady.

The subject is prominently located on the corner of Catherine Street & Linenhall Street which together with Market Street and Main Street forms the commercial hub of the town, it benefits from rear access to the Central Car Park to the rear.

As an investment property it is already income producing with 3 sections let at present. There is obvious opportunity to enhance this rental return through the letting of the three currently vacant sections which are also of course ideal for owner occupation as part of the wider investment.

Corner section at upper floor levels also suitable for conversion into 6 – 8 no. 1 bedroom apartments with conversion whilst retaining the ground floor for commercial (subject to planning)

Viewing by appointment with agent only.

SALES DETAILS

PRICE: Offers Invited

TITLE: Assumed Freehold

NAV

31a: £2,200 31b: £2,200 31c: £6,100

33: £21,000 59: £1,800 60: £2,400

The commercial rate in the pound for 2017 / 2018 is £0.615350.



Accommodation / Leases

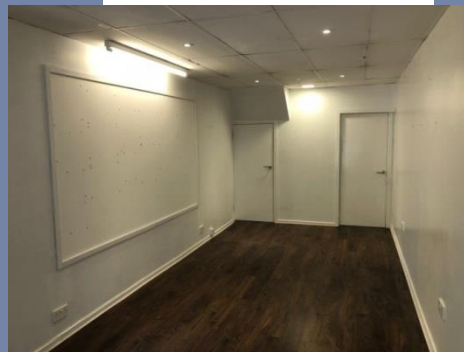
UNIT 1 (No. 33) (offices) **Vacant** (Former NIHE office - was producing £20,000 per annum)

GROUND FLOOR

RECEPTION	51.8 sq m	557 sq ft
INTERVIEW ROOM 1	7.2 sq m	78 sq ft
INTERVIEW ROOM 2	6.1 sq m	66 sq ft
OFFICE 1	12.9 sqm	139 sq ft
OFFICE 2	25 sq m	269 sq ft
STORE 1	3.7 sq m	40 sq ft
STORE 2	1.2 sq m	13 sq ft
STORE 3	6.1 sq m	66 sq ft
KITCHEN	6.7 sq m	72 sq ft

FIRST FLOOR

OFFICE 1	152.7 sq m	1,643 sq ft
OFFICE 2	14.1 sq m	152 sq ft
OFFICE 3	16.8 sq m	181 sq ft
OFFICE 4	16.7 sq m	180 sq ft
OFFICE 5	11.7 sq m	126 sq ft



Total Passing Rental **£12,480 per annum**

Rental Potential **£55,000 per annum**

UNIT 2 (Shop) **Vacant**

RETAIL AREA	84.6 sq m	910 sq ft
ANCILLARY (KITCHEN&STORE)	33.3 sq m	358 sq ft
BASEMENT	72.4 sq m	779 sq ft

UNIT 3 (Shop) **Vacant** (Formerly produced £7,800 PA)

RETAIL AREA INC. STORE&KITCHEN	56.5 sq m	625 sq ft
FIRST FLOOR RETAIL AREA	49.2 sq m	530 sq ft

UNIT 4 (Yoga Studio) **Let at £6,240 PA**

RETAIL AREA		
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UNIT 5 (No. 31c Vacant Shop) **Vacant** (Formerly produced £5,200pa)

RETAIL AREA INC KITCHENETTE & TOILET	22.1 sq m	238 sq ft
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UNIT 6 (No. 31b Vape) **Let at £6,240 PA**

SHOP FLOOR INC. STORE & TOILET	33.3 sq m	358 sq ft
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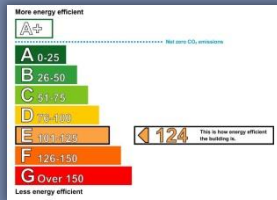
Net Internal Area **627.5 m² 6,752 sq ft**

Total Site Area **0.062 ha 0.153 Acre**

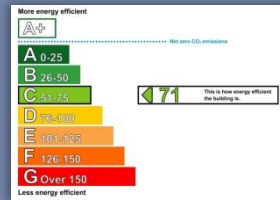
EPC's



31A Catherine Street



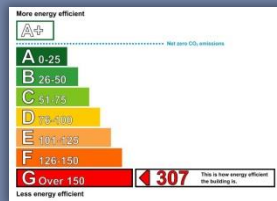
31B Catherine Street



31C Catherine Street



33 Catherine Street



59 Newtown Square



60 Newtown Square

VAT

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

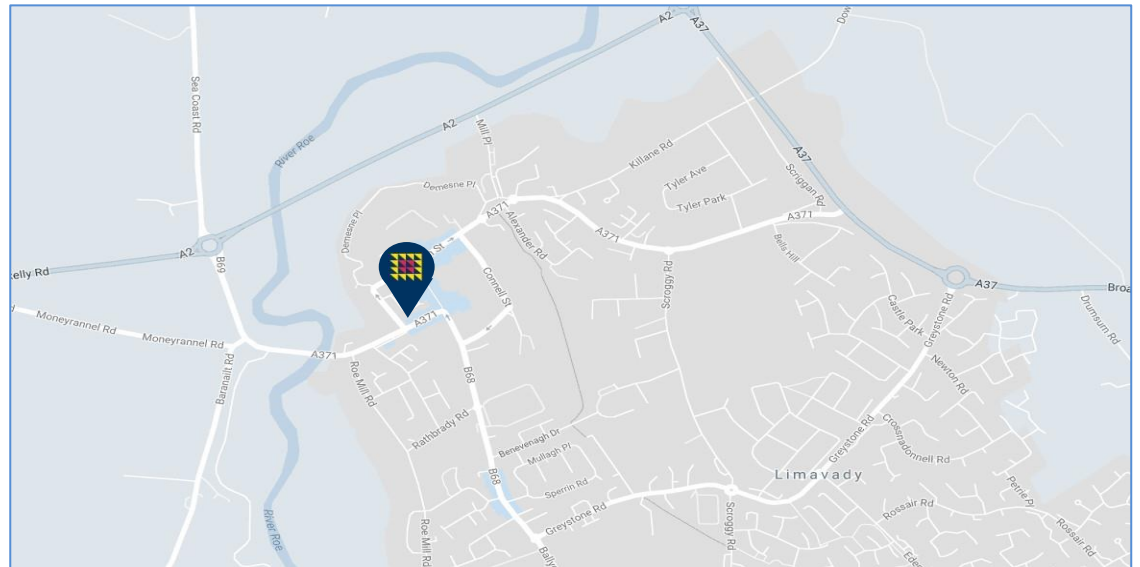
FURTHER DETAILS



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