



**OKT**  
O'CONNOR KENNEDY TURTLE

**FOR SALE – 'Abbey' Bed & Breakfast**  
**4 Abbey Street, Derry, BT48 9DN**



# LOCATION / DESCRIPTION

Exceptionally well finished B & B with unique Placement in the historic Bogside area, recently extended and with an established in 2000 with a strong reputation in business of almost 20 years, as such the 1<sup>st</sup> in the district offering this service, the closest to the City Centre.

Fully refurbished to coincide with Derry's year as European City of Culture in 2013, with further upgrades up to early 2019. Recently fully NITB Certified as a Guest House, making it the only one in Cityside, but still trading under the B&B label for now. The current operation provides a fully operational day time café on site – suitable for alternative use in the long term.

Current configuration operates 9 bedrooms, all en suite, with spacious lounge rooms and external courtyard for guests to mingle in all themed around local culture. A fully operational bar has recently been installed and refurbishments have been carried out leaving the property in better than ever condition.

Site forms part of the historic City Tour Route in the heart of one of the best known parts of the City Centre, within 5 minutes walk of all central restaurants, shops and bars. Excellent "Trip Advisor" rating in place, with a strong emphasis on great customer service, the level of repeat business from European Guests is very impressive.

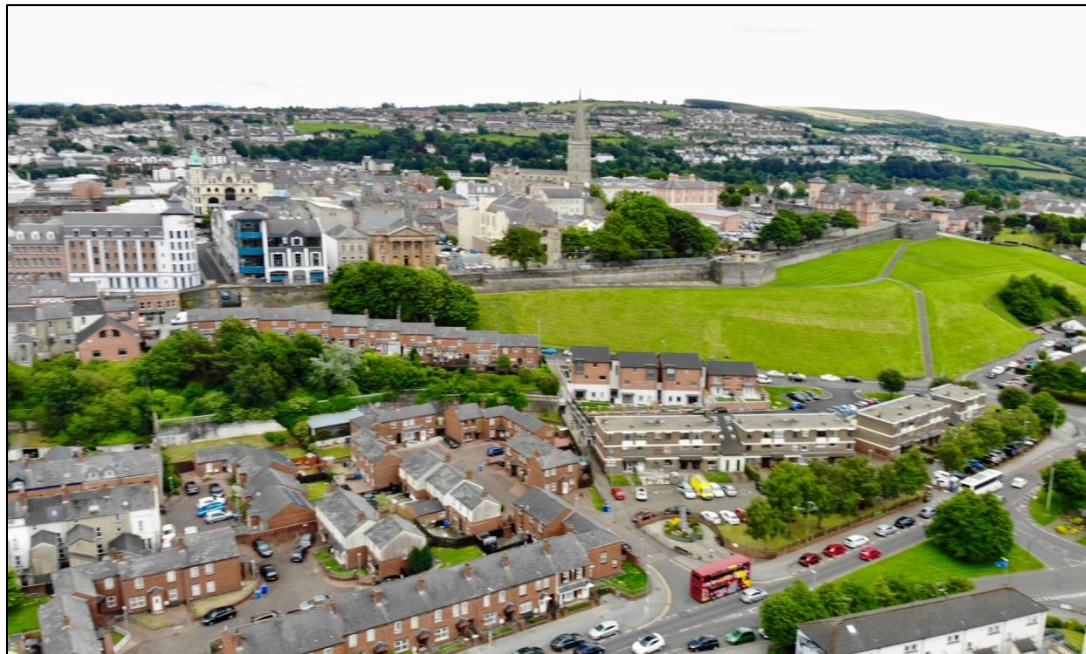
## ACCOMMODATION

GROUND FLOOR	M <sup>2</sup>	Sq Ft
CAFÉ AREA / RECEPTION	32.0	344
LOUNGE	21.5	231
SNUG	15.4	166
KITCHEN	14.1	152
WC FACILITIES	-	-
BEDROOM 1	20.1	215
BEDROOM 2	15.0	161
BEDROOM 7	22.7	244
FIRST FLOOR		
BEDROOM 3	17.6	189
BEDROOM 4	12.3	132
BEDROOM 5	18.6	200
BEDROOM 6	21.1	227
BEDROOM 8	14.6	155
BEDROOM 9	19.6	211
<b>TOTAL:</b>	<b>244.5 M<sup>2</sup></b>	<b>2,627 SQ FT</b>

NB : a 'Garden Room' extension of 180 sq ft has also just been completed







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.

## SALES DETAILS

PRICE:

Offers Around £425,000

TITLE:

Assumed Long Leasehold or Freehold

ACCOUNTS :

Available to Bona Fide Parties who have viewed the premises at Owners digression.

NOTE :

Sold as seen excepting some personal memorabilia which will be removed.

## NAV

We are advised by the Land and Property Service that the NAV for the subject property is £2,400. The commercial rate in the pound for 2020/ 2021 is £0.582794.

## VAT

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

## EPC



## FURTHER DETAILS



O'Connor Kennedy Turtle  
20 – 22 Stable Lane  
Coleraine BT52 1DQ  
T +44 (0)28 7034 4244

CONTACT:

HENRY TAGGART | henry.taggart@okt.co.uk  
M: 07989 552 758

Our Ref: HT/PD/C4013

