



**FOR SALE** Former Restaurant & Licensed Premises

**14/20 Dungiven Road, Derry City BT47 6BW**

# LOCATION/DESCRIPTION

Derry / Londonderry is Northern Ireland's 2<sup>nd</sup> largest City and provides the clear focal point for trade in the North West of the Province and indeed Ireland as a whole. It boasts a great deal of innovation through its Science Park, local employers such as Seagate and many fine seats of learning such as the Magee Campus of the University of Ulster and the North West Regional College.

The City of Derry currently has a residential population of c. 107,877 and a cross border catchment of 400,000.

The Dungiven Road is accessed off the Glendermott Road which is one of the main gateways traversing the Waterside towards the City Centre.

The regenerated Ebrington Square is within a 8 minute walk and linked to the City by the iconic Peace Bridge. Ebrington Square sits within a c. 5 acre site and hosts many events such as the Walled City Tattoo, Radio 1 Big Weekend and many fund raising charity events.

This is a rare opportunity to acquire such a well presented premises in the very accessible area that is the Waterside.

The premises comprise a two storey end of terrace building with pitched slate roof, PVC windows, painted/rendered exterior walls, together with a roof top beer garden.





# ACCOMMODATION

Description	Area sq m	Area sq ft
BAR	57.8	622
RESTAURANT (Seating 156)	186.9	2,012
WINE BAR (Seating 120)	83.8	902
BEER GARDEN	38.7	416
KITCHEN	56.5	608
ANCILLARY	105	1,133
<b>TOTAL:</b>	<b>526.7</b>	<b>5,693</b>

(Accommodation is arranged over 2 levels).

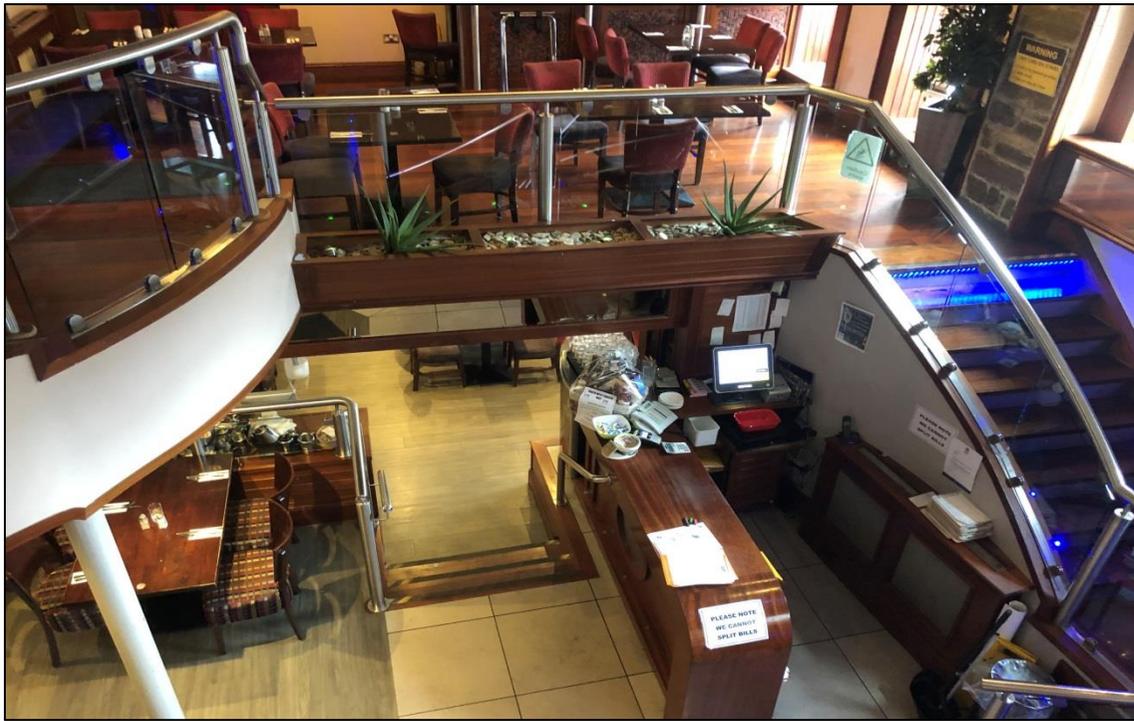
# SALES DETAILS

PRICE: On application to bona fide parties.  
 TITLE: We understand the property is held by way of Freehold title  
 VAT: All prices, outgoings etc are exclusive of, but may be subject to vat.

### Further Details

- Off licence currently operational
- Fixtures and fittings inventory to be provided
- Sold with vacant possession
- The business is being sold with the benefit of Article 5 (1) (a) Liquor Licence





## 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>

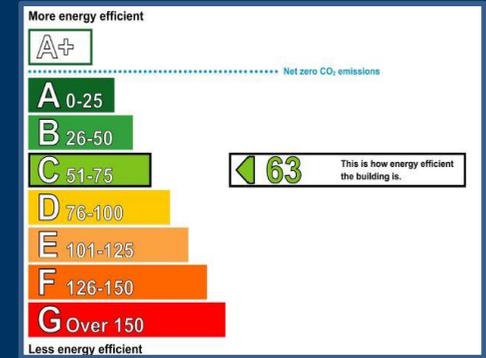
Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

## NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £38,500. The commercial rate in the pound for 2020 / 2021 is £0.650848..

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

## EPC



## FURTHER DETAILS



**OKT**  
O'CONNOR KENNEDY TURTLE

O'Connor Kennedy Turtle  
20 – 22 Stable Lane  
Coleraine BT52 1DQ  
T +44 (0)28 7032 4244  
E [coleraine@okt.co.uk](mailto:coleraine@okt.co.uk)

CONTACT:

MICHAEL BURKE | [michael.burke@okt.co.uk](mailto:michael.burke@okt.co.uk)  
07872 055 552

Our Ref: MB/PD/C4155

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.