



OKT
O'CONNOR KENNEDY TURTLE

FOR SALE Fully Fitted Showroom / Office Accommodation within secured yard

Killyverry Newtoncunningham, Co. Donegal

LOCATION / DESCRIPTION

The subject premises are located off the N13, the main arterial route between Derry and Letterkenny and beyond to Southern Ireland.

The property enjoys high visibility from passing traffic and is placed within a secured site, providing ample car parking.

The unit is finished to a high standard to include mix of suspended and plastered ceilings, plastered and painted walls, recessed and spot lighting, carpeted and tiled floors. Lift access to first floor may be installed on request, subject to tenants requirements.

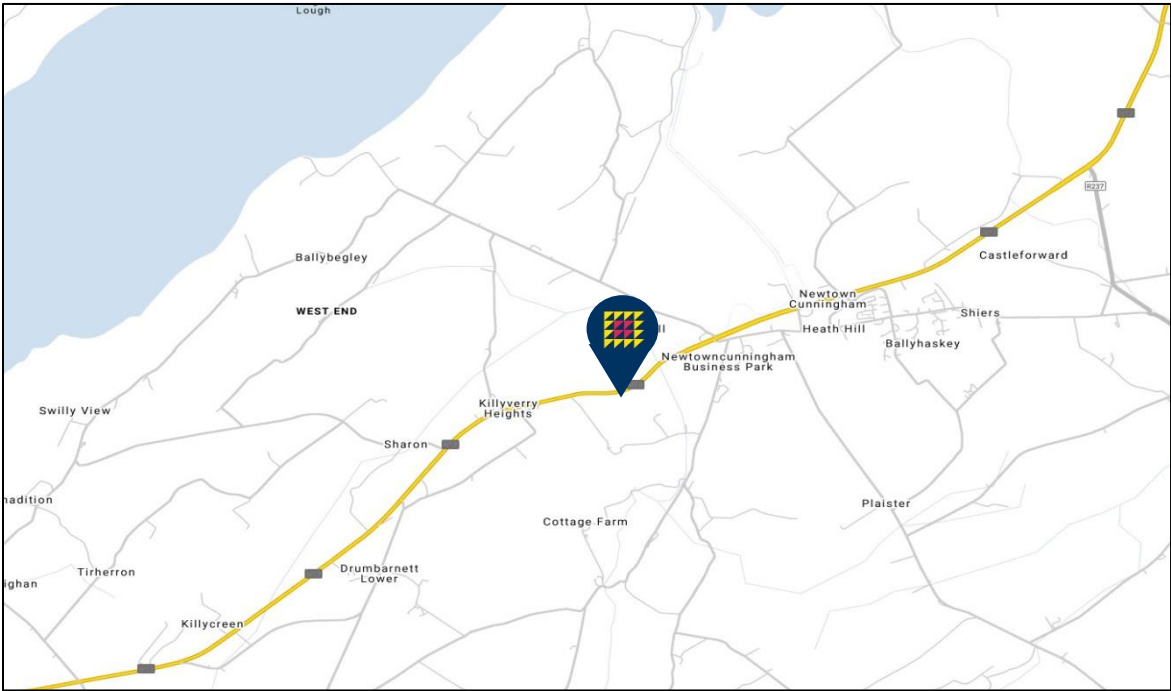
The subject premises would be ideal for showroom / retail or office users, subject to necessary consents.

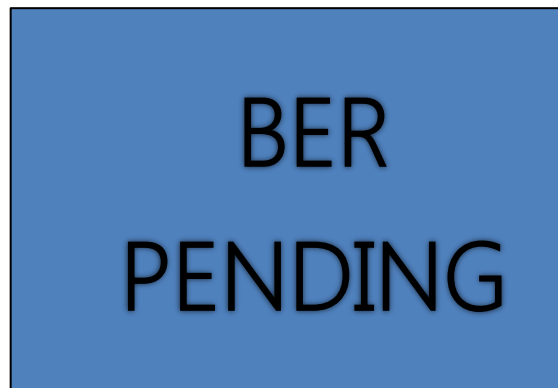
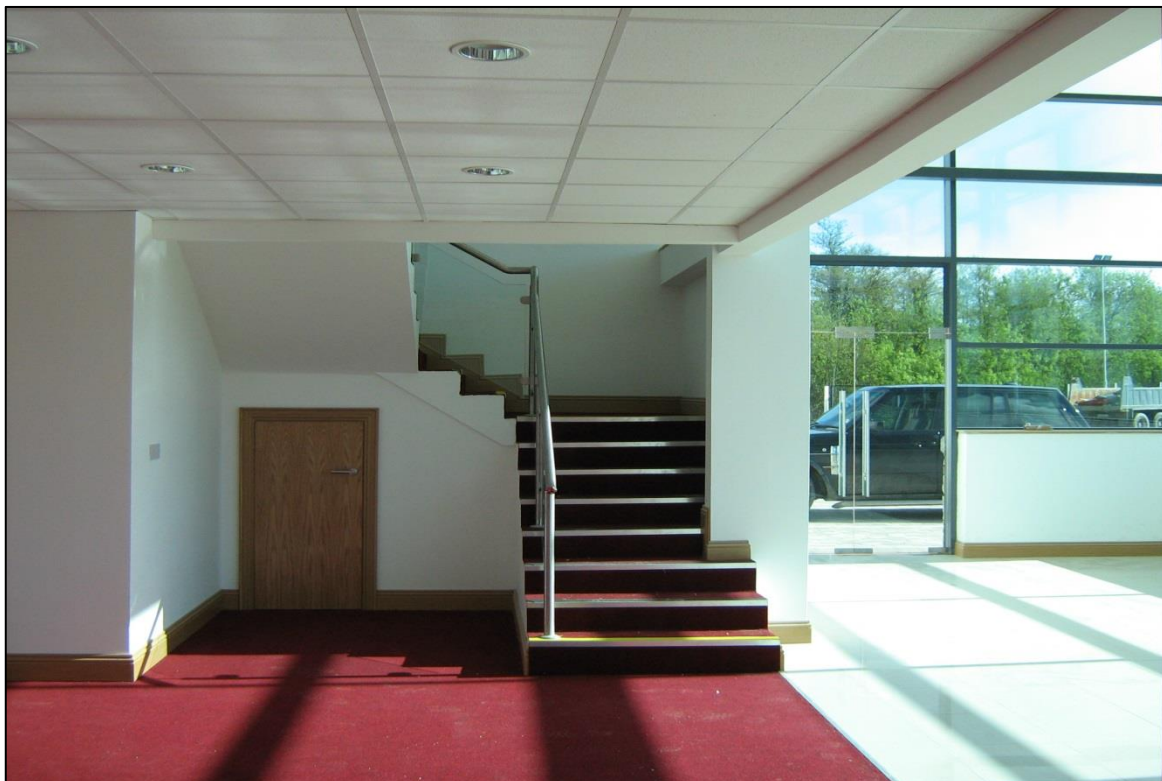
Viewing highly recommended.

Available for immediate occupation.

ACCOMMODATION

DESCRIPTION	AREA m²	AREA sq ft
GROUND FLOOR		
Showroom / Reception	100	1,076
Office	26	280
Office	23	248
Office	20	215
Office	20	215
Office	20	215
Office	11	118
Workshop	209	2,250
Kitchen	20	215
WC Facilities	-	-
FIRST FLOOR		
Showroom	75	807
Office	55	592
Office	22	237
Office	22	237
Office	17	183
Office	17	183
Storage	30	322
WC Facilities	-	-
TOTAL	c. 687 m²	c. 7,393 sq ft





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/uk/si/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.

SALES DETAILS

PRICE: €450,000
TITLE: Assumed Freehold

LEASE DETAILS

PRICE: Price on Application
TERM : Negotiable
REPAIRS: Tenant responsible for internal & external repairs
INSURANCE: Landlord to insure and tenants to reimburse

NAV

TBC

VAT

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

FURTHER DETAILS



OKT
O'CONNOR KENNEDY TURTLE

O'Connor Kennedy Turtle
20-22 Stable Lane
Coleraine BT52 1DQ
T +44 (0)28 7034 4244
E coleraine@okt.co.uk

CONTACT:

MICHAEL BURKE | michael.burke@okt.co.uk

Our Ref: MB/RM/C2487

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.