



FOR SALE Prime Retail Unit Extending to c. 3,923 Sq Ft Over 3 Floors
23 Ferryquay Street, Derry City, BT48 6JB



LOCATION

Derry City is strategically located in the west of the province c. 70 miles from Belfast where it borders with Co. Donegal. The City is Northern Ireland's second largest population centre with a resident population of c. 342,000 and is served by the City of Derry Airport located c. 7.5 miles from the city centre.

DESCRIPTION

The subject property is located on Ferryquay Street, the prime high street retail pitch which benefits from the overspill of footfall between the Foyle side and Richmond shopping centres.

The property comprises ground and first floor retail accommodation with second floor storage / retail, due for vacant possession in Q3 2023.

Neighbouring occupiers include Poundland, Kular Fashion, 3 Store and Superdrug.

SALES DETAILS

- PRICE: Offers over £265,000
TITLE: Assumed freehold or long leasehold.
VAT: All prices, outgoings etc are exclusive of, but may be subject to vat.



ACCOMMODATION

Description	Area sq m	Area sq ft
Ground Floor Retail (small yard to rear)	C. 140.8 sq m	C. 1,515sq ft
First Floor (Storage)	C. 101.5 q m	C. 1,092 sq ft
Second Floor (Ancillary)	C. 100.00 sq m C. 22.3 sq m	C. 1,076 sq ft C. 240 sq ft
TOTAL NET INTERNAL AREA	C. 364.60 sq m	C. 3,923 sq ft

RATES

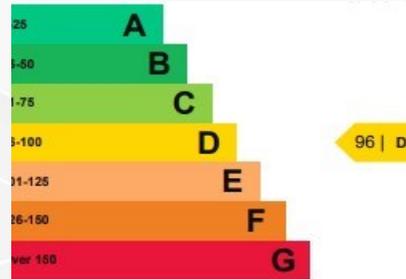
NAV: £19,800.

Estimated rates payable in accordance with LPS: £12,540.57

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



EPC CERTIFICATE



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/ukksi/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.



CONTACT DETAILS

HENRY TAGGART
henry.taggart@okt.co.uk

028 7034 4244

OKT.CO.UK Ref: C550



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.