

An aerial photograph of a golf course and clubhouse. The clubhouse is a large, single-story building with a dark roof and red brick walls, situated on the right side of the image. It has a parking lot with several cars parked. The golf course is lush green with several sand traps and a small pond. The background shows rolling hills and a clear blue sky.

**OK
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TO LET

12 Alder Road, Derry, BT48 8DB

Fully Fitted & Licensed Bar & Restaurant extending to c. 9,170 sq ft also suitable for alternative uses subject to any necessary planning

LOCATION / DESCRIPTION

Excellent Opportunity to lease fully fitted and licensed bar and restaurant complex situated within Foyle Golf Centre. Also suitable for complimentary alternative uses subject to any necessary planning consents.

The subject restaurant is located within Foyle Golf Centre off the Alder Road on the northern periphery of Derry City in close proximity to Culmore and the border with Donegal.

The subject having been refitted in recent years provides excellent spacious modern fitted bar / restaurant accommodation with lower ground floor function room, outside dinning and patio areas and ancillary facilities. The subject benefits from a full liquor licence and entertainments licence and is licensed for 600 persons in total.

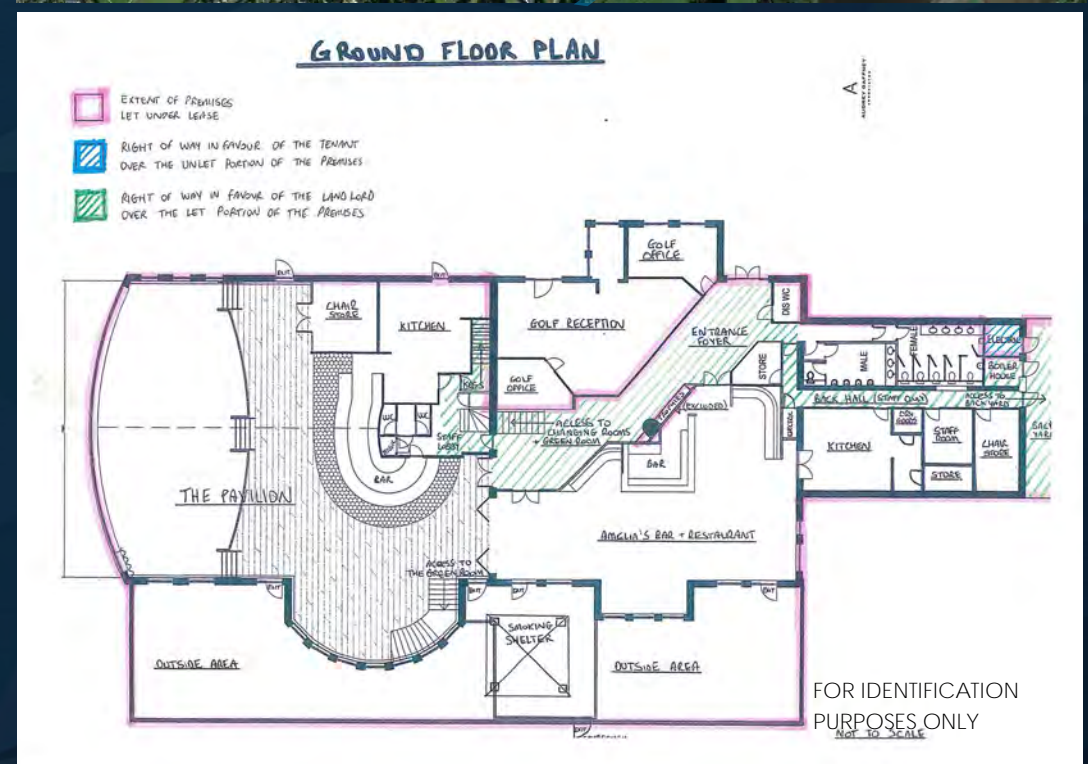
The premises also benefits from scenic views over the golf course, and the countryside and Ballyarnet Lake beyond.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Wine Bar (Amelias)	160.78	1,730
Restaurant	361.70	3,892
Keg Room / Storage	43.40	467
Kitchen / Wash Area	46.45	500
Kitchen	55.00	592
Laundry / Store	22.15	238
W.C Facilities (Male & Female & Disabled)	-	-
MEZZANINE		
DJ Area	25.20	271
LOWER GROUND FLOOR		
Function Room (Licensed 120)	124.37	1,338
Ancillary	13.20	142
W.C Facilities (Male & Female)	-	-
TOTAL ACCOMMODATION	852.25 M²	9,170 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/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.





LEASE DETAILS

RENT:	Price on Application
TERM:	Negotiable
REPAIRS / INSURANCE:	Full internal repairing and insuring lease
SERVICE CHARGE:	TBC
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

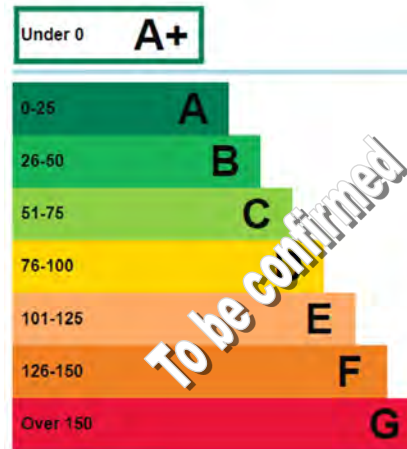
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £24,000

Estimated rates payable in accordance with LPS
Website: £16,677.44

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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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.