



For Sale

145 Strand Road, Derry City BT48 7PW

- Prime Development Site Extending to c. 0.1 of an acre
- Suitable for Mixed Use Development (Subject to Planning)



LOCATION / DESCRIPTION

Derry City is the second largest population centre within Northern Ireland, outside of the Greater Belfast Area, and enjoys a strategic setting in the North West of the Province, where it borders with Co Donegal.

The subject site extending to circa 0.1 of an acre is zoned as Mixed Use under the Derry Area Plan 2011, and forms an important development property within the City. The property is strategically located on Strand Road with excellent linkages to the City Centre, Donegal, and the main roads network. The area has a wide range of local facilities including Pennyburn Industrial Estate, The Science Park Office Complex, Retail and The University of Ulster Magee Campus all within easy reach of the subject.

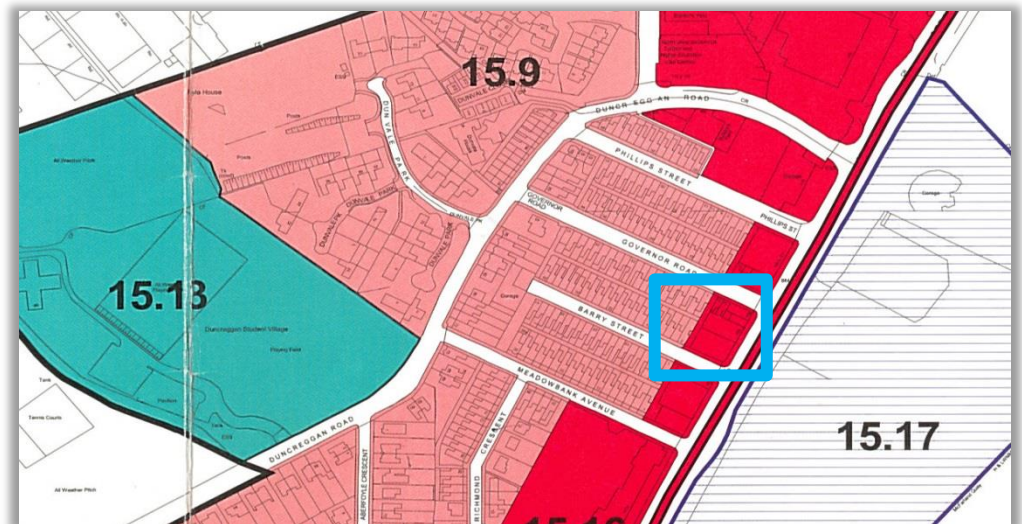
Excellent opportunity to acquire mixed use development site. Ideal for a variety of commercial and residential subject to planning.

SITE AREA

Total: c. 0.1 Acres c. 550 Sq. Ft

ZONING

The site is zoned as Mixed Use within the central area boundary for Derry City as designated under the Derry Area Plan 2011.



SALES DETAILS

Price: Offers Over £195,000.

Title: Assumed freehold or long leasehold

VAT

All price's outgoings etc are exclusive of, but may be subject to VAT

VIEWING / INSPECTION

O'Connor Kennedy Turtle
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