



37 Station Road Londonderry, BT47 3PS



The old Station Bar building, Eglinton sits on a circa 0.6 acre site, situated 7 miles from the city of Derry/Londonderry, offering excellent parking provision to the rear.

The Ground Floor of the property extends to circa 5,200 sq ft and consists of a Bar & Lounge, Restaurant, Large Kitchen, Dining Area, Function Room, Pool Room, Rear Lounge, with adequate toilet blocks & storage areas.

On the First Floor there is a self-contained apartment, with its own private rear access. Extending to circa 980 sq ft, this apartment benefits from 3 bedrooms, bathroom, kitchen and living / dining space.

This property may be suitable for redevelopment or other commercial uses, subject to necessary approval and would be ideal for confident business owners or investors.

Offers around £350,000

Viewing

Please contact our Homepage Estate Agents Office on 028 7187 6261

if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland		EU Directive 2002/91/EC 



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