



Prominent Investment Opportunity

Property Highlights

- Prominent building extending to approx. 4,691 sq ft
- Refurbishment/redevelopment opportunity.
- Neighbouring occupiers include Grannie Annies, The Sandwich Co, Tom Morrows, Santander, HSBC and The Richmond Centre.

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FOR SALE

5 Bishop Street, Derry/Londonderry

Location

Derry is the second largest city in Northern Ireland and is the economic, cultural and infrastructure hub of the North West of Ireland with a population of in excess of 110,000 people and a further catchment population of more than 250,000 people.

Derry is located 70 miles northwest of Belfast and 31 miles southwest of Coleraine. Due to its strategic location on the border with Donegal, the city benefits from substantial cross border trade. The city is a major administration centre and benefits from an expanding University and a substantially increasing tourism business.

The property is located on Bishop Street in Derry City Centre. Neighbouring occupiers include the new Grannie Annies pub, The Sandwich Co, Tom Morrows, Santander and HSBC. Richmond Shopping Centre is also located in close proximity to the subject unit.

Accommodation

The property is arranged on basement, ground and three upper floors and provides the following approximate Net Internal Areas:

Description	Sq Ft	Sq M
Basement	405	37.63
Ground Floor Retail Area	1,847	171.61
Ground Floor Ancillary	631	58.59
First Floor Ancillary (No Access)		
First Floor Office	685	63.66
Second Floor Office	634	58.89
Third Floor Office	489	45.45
Total Area:	4,691	435.83

Site Area

4,294 Sq Ft (398.92 Sq M)

Title

Assumed Freehold or Long Leasehold.

The adjoining property has a means of escape over the property via the rear yard, coloured green as per the attached land registry map.

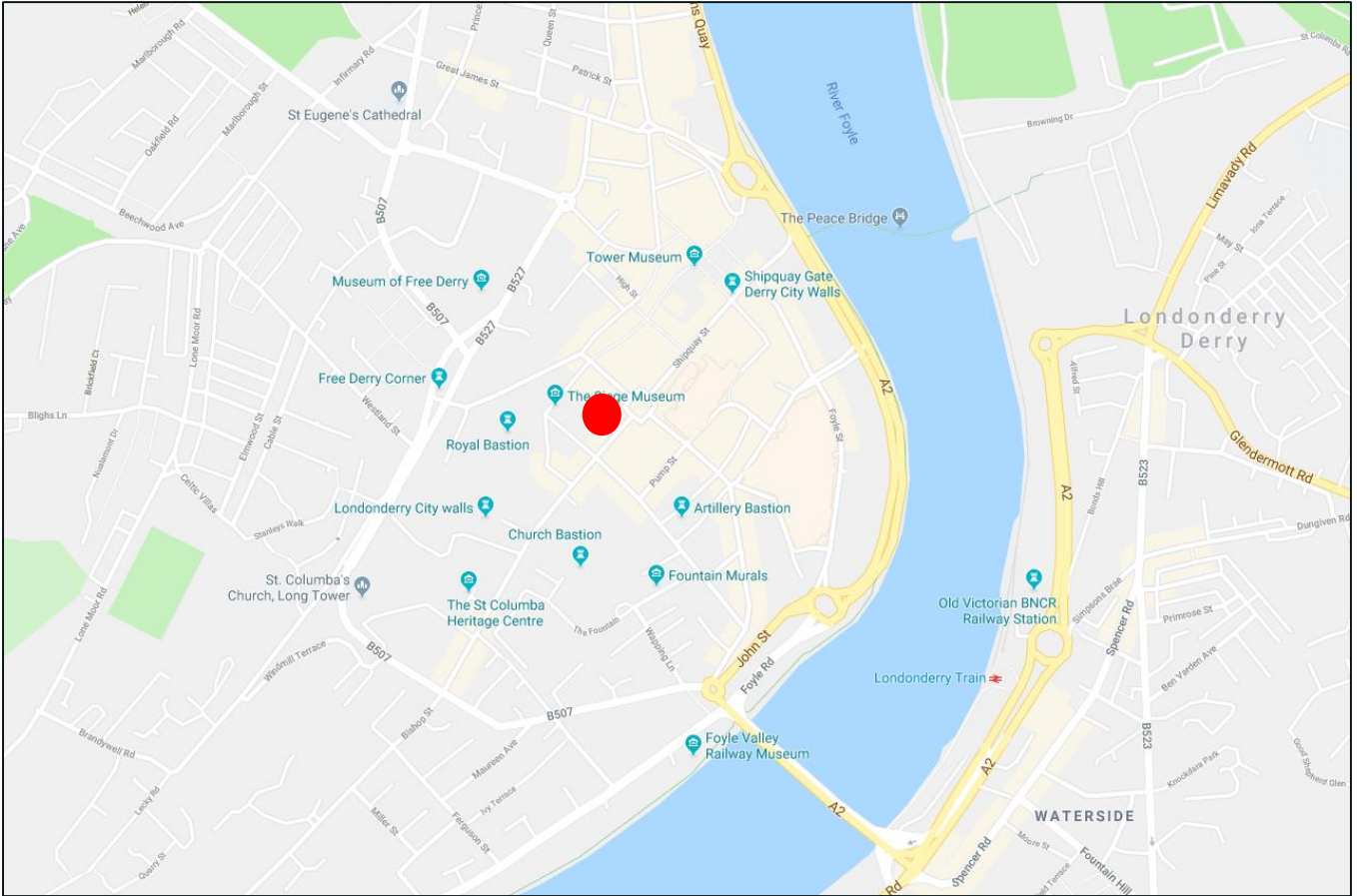
Price

Offers in the region of £125,000 exclusive, subject to contract.

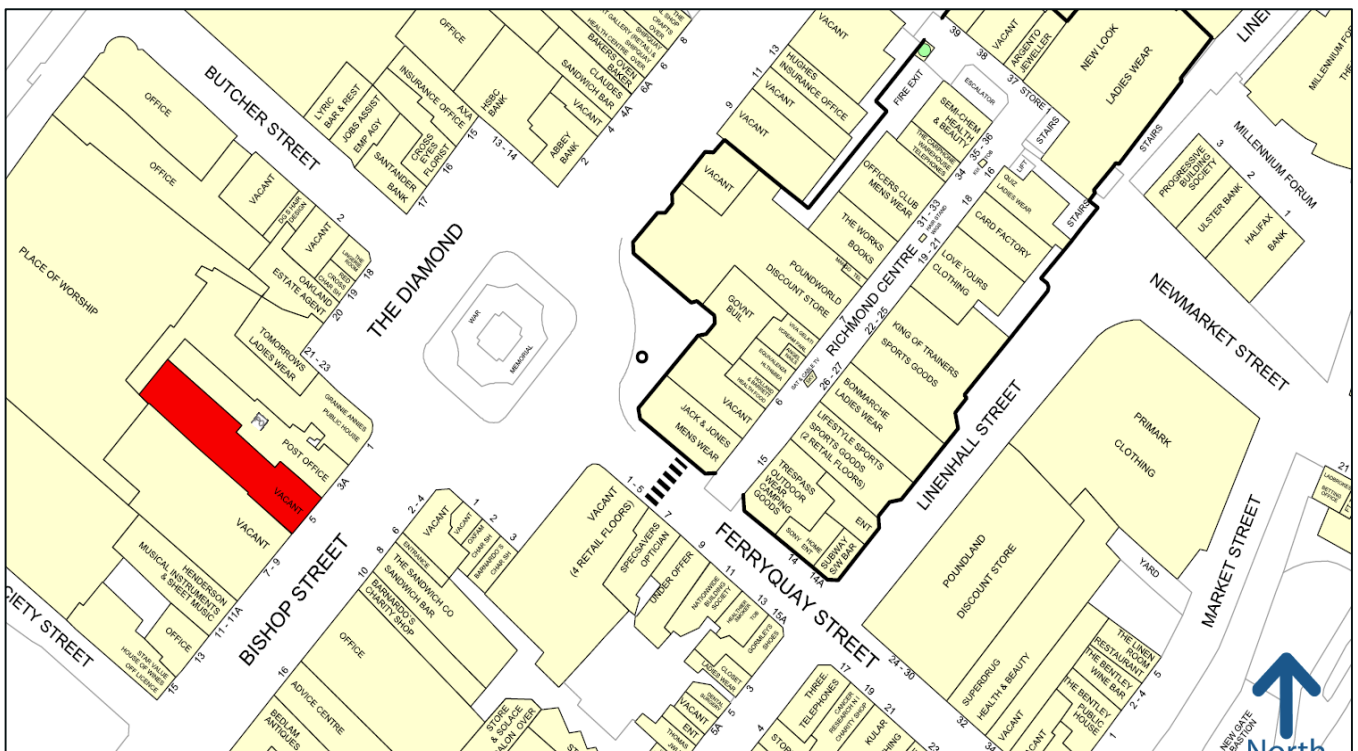
NAV

To be assessed.

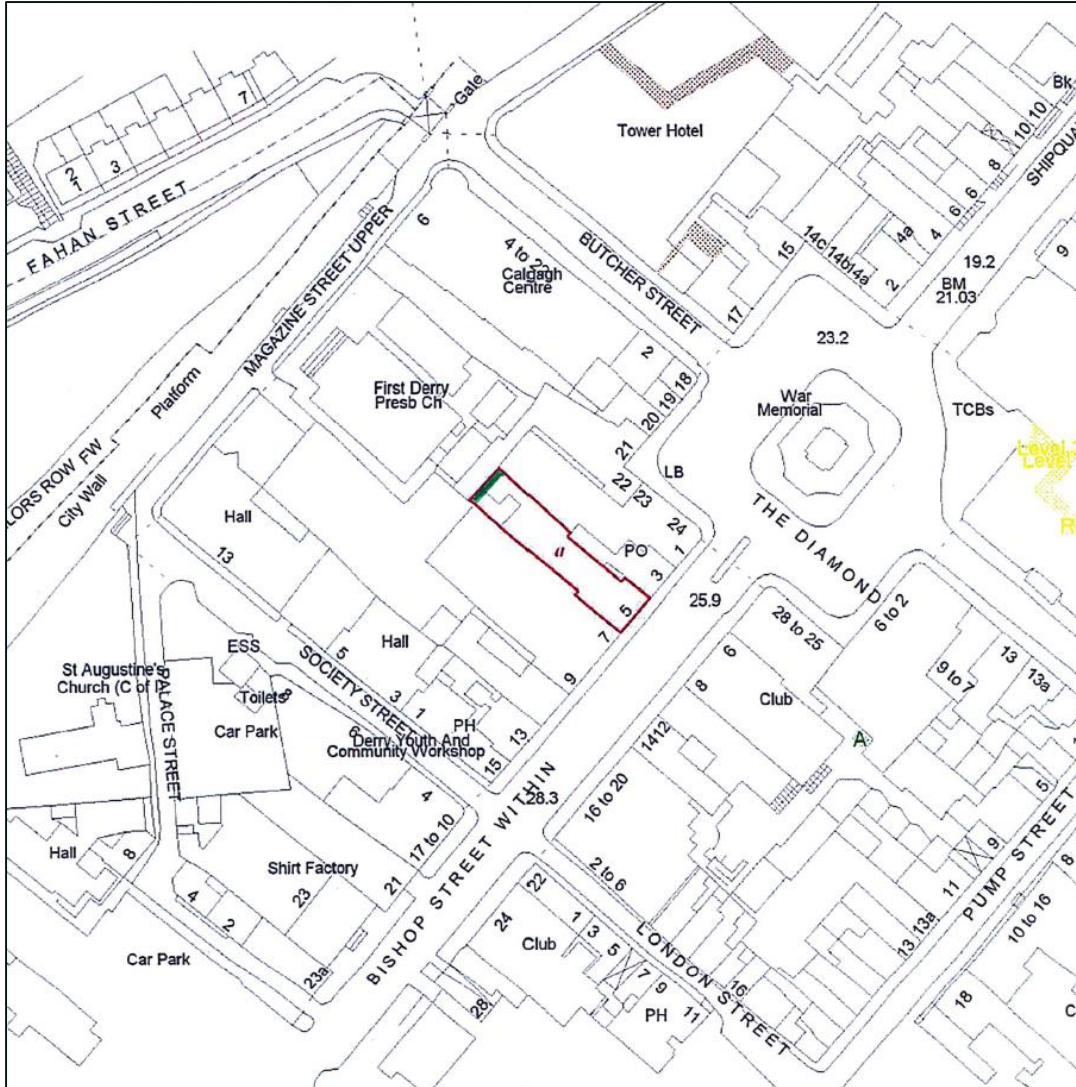
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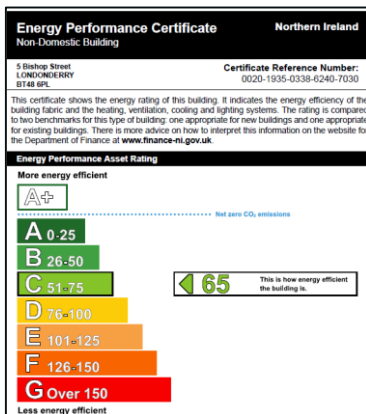


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