



# FOR SALE

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**OKT**  
O'CONNOR KENNEDY TURTLE

Commercial Investment Potential / Refurbishment Opportunity

Potential to Generate c. £5,000 Per Annum  
(Subject to Lease of Ground Floor)

23-23A Main Street, Limavady BT49 0EP

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## LOCATION & DESCRIPTION

Limavady is a traditional market town situated approximately 15 miles East of Derry / Londonderry and 61 miles North West of Belfast, with the other nearby town being Coleraine, c 14 miles to the North East of Limavady.

The subject building occupies a prominent position fronting on to Main Street Limavady, opposite the Town Hall. The unit comprises ground floor office space with 2 flats located above with own door access.

Viewing by appointment only to suit the occupant's on-going business.



## ACCOMMODATION

FLOOR	DESCRIPTION	Sq M	Sq Ft
Ground Floor	Main Office	24.8	267
	Office	17.4	187
	Office	13.2	142
	Office	9.3	100
	Kitchen	8.2	89
First Floor	Storage	18.6	200
First Floor Flat	Living Room	19	205
	Kitchen	12.4	133
	Bedroom One	11.5	124
	Bedroom Two	13	140
	Shower Room		
Second Floor Flat	Living Room	17.7	191
	Kitchen	10.1	109
	Bedroom One	10.8	116
	Bathroom		
Attic	Bedroom Two	12.1	130
	Bedroom Three	13.5	145
	Total	211.6	2,277

## SALES DETAILS

PRICE:	£70,000
TITLE:	Assumed Freehold or Long Leasehold
LEASE BACK :	The vendors are willing to take a 3 year lease of the ground floor, if this is of interest to a purchaser paying c. £5,000 per annum (to be confirmed)

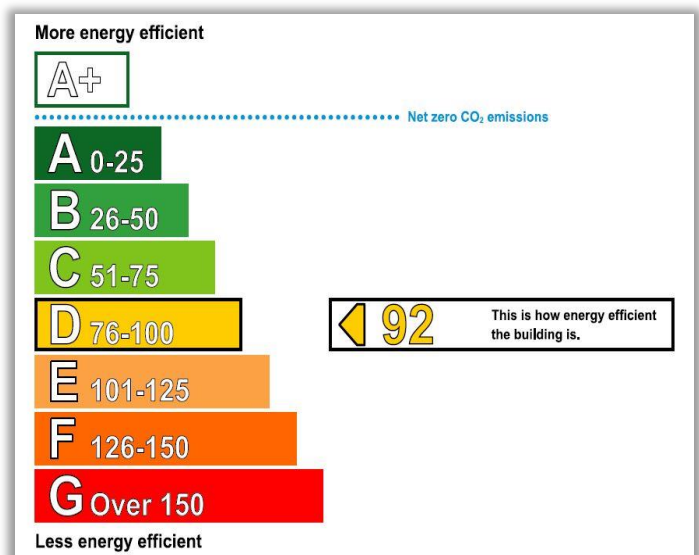
## N.A.V

We are advised by the Land and Property Service that the current NAV for the subject is: **£5,650**

The commercial rate in pound is £0.573976

Note – LPS Small Business Rate Relief for premises with a NAV of more than £5,000 but less than £15,000 is 20%.

## EPC (Energy Performance Certificate)

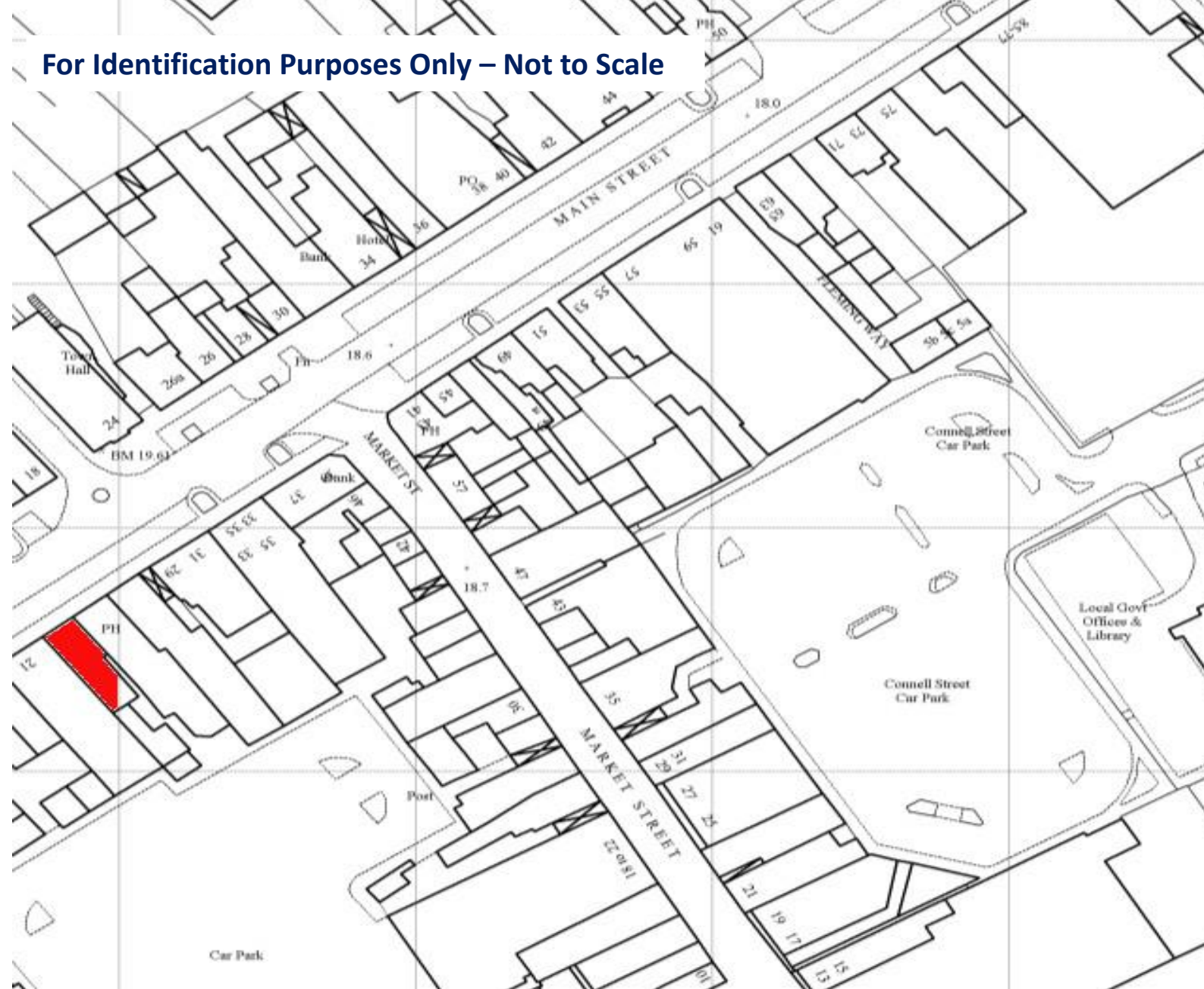


## VAT

All prices quoted are exclusive of VAT



**For Identification Purposes Only – Not to Scale**



## Further Information

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Our Ref: HT/PW/7145B

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