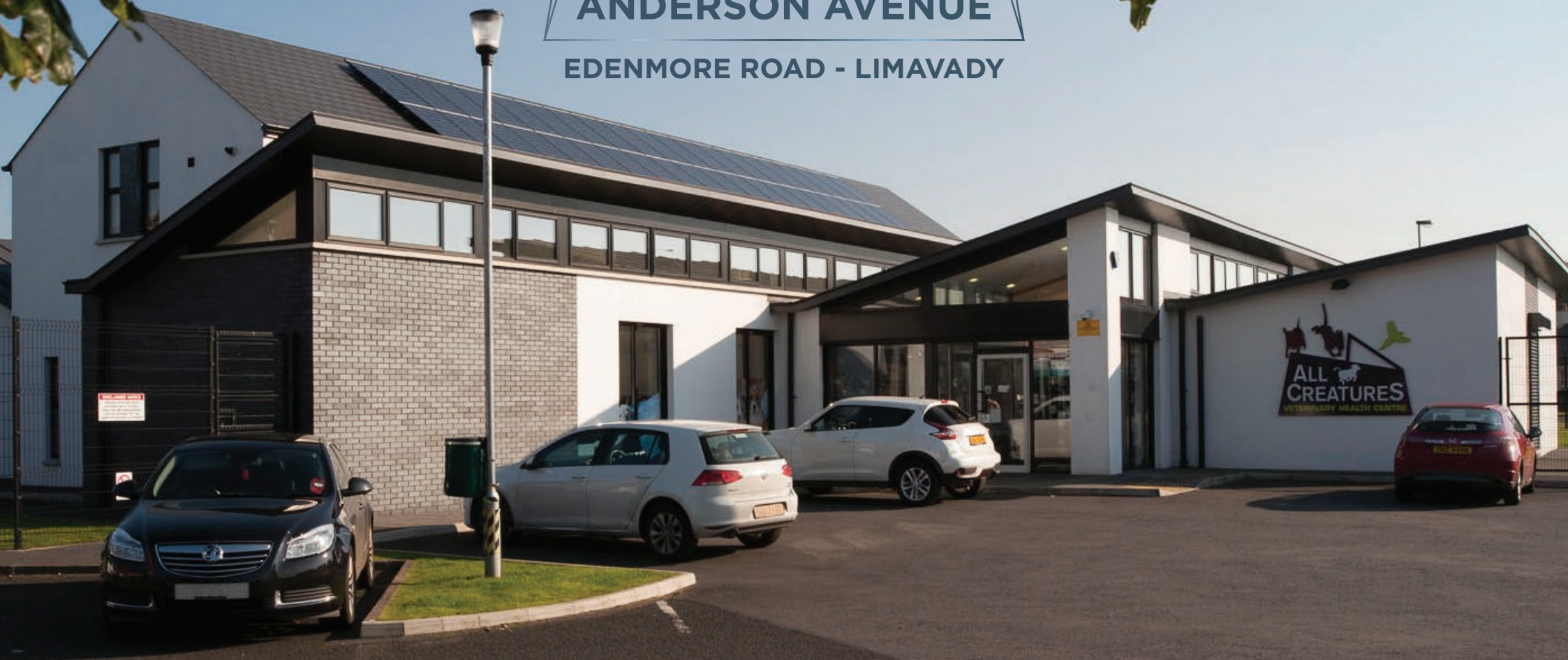


The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, is positioned in the top right corner of the image. It is set against a solid yellow rectangular background.

14-18
ANDERSON AVENUE
EDENMORE ROAD - LIMA VADY



HIGH PROFILE INVESTMENT OPPORTUNITY
WITH FURTHER DEVELOPMENT POTENTIAL

INVESTMENT SUMMARY:



- The property is located in Limavady, County Londonderry, a key regional town only 18 miles (29 km) from the city of Derry/Londonderry



- The property is situated in the town centre, adjacent to the busy Anderson Avenue neighbourhood retail scheme and occupies a highly prominent position on the Edenmore Road



- The subject is easily accessible from Northern Ireland's road network and the associated rail and bus links



- The property comprises ground floor veterinary hospital and first floor residential accommodation for staff



- The property extends to approximately 7,752 sq.ft (720.18 sq.m)



- **Lot 1** - Veterinary Hospital investment opportunity let to CVS (UK) Limited, trading as All Creatures Veterinary Clinic

Lot 2 - There is also scope for future development of two retail units, comprising 1,485 sq.ft and 1,580 sq.ft with 13 surface car parking spaces

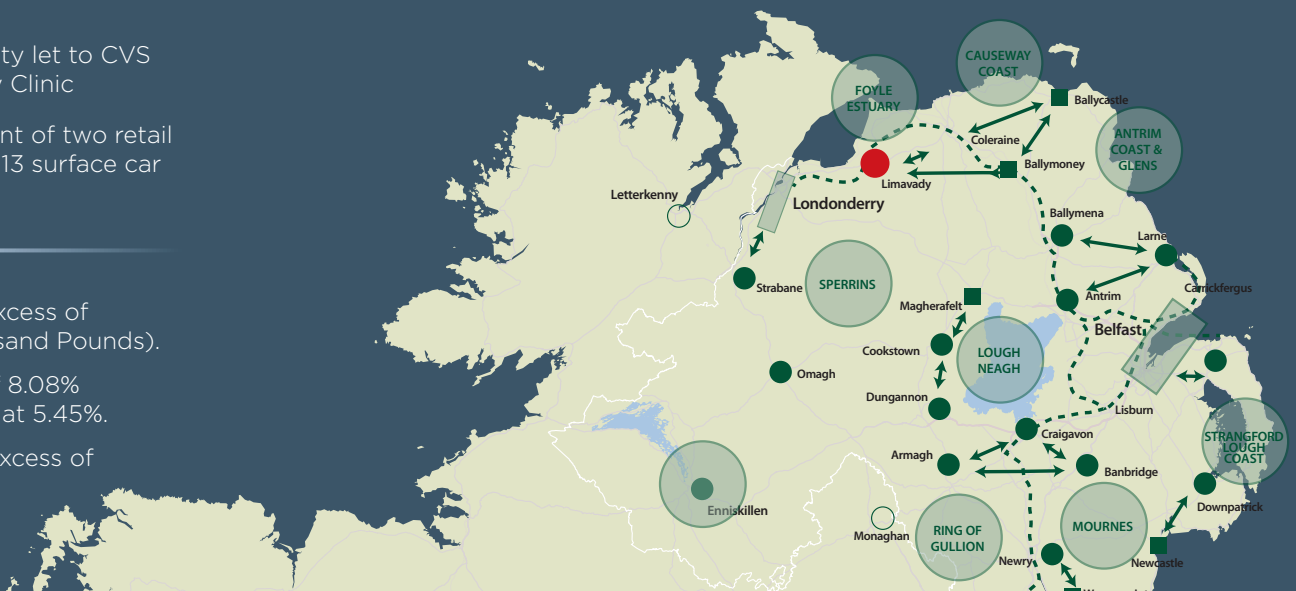
Lot 1 - We have been instructed to seek offers in excess of £775,000 (Seven Hundred and Seventy-Five Thousand Pounds).

A purchase at this level reflects a net initial yield of 8.08% excluding VAT and assuming full purchaser's costs at 5.45%.

Lot 2 - We have been instructed to seek offers in excess of £100,000 (One Hundred Thousand Pounds).



Excellent Opportunity to Acquire a High Profile Investment Opportunity with Further Development Potential



LOCATION & DESCRIPTION

Limavady is a market town in County Londonderry and is located approximately 18 miles east of Derry/Londonderry City, 14 miles south west of Coleraine. Limavady is well served by an extensive road network including the main Belfast to Derry/Londonderry corridor, and is easily accessible from the City of Derry Airport, approximately 8 miles to the east. The town benefits from a population of 12,032 (2011 census) and a council borough population in excess of 33,500 persons.

SITUATION

The subject property is located on Anderson Avenue and occupies a highly prominent road frontage position to the busy Edenmore Road. Surrounding occupiers include Spar, The Wine Company, Bovally Dental Clinic, Limavady Chiropractor, Bovally Health Centre and Bovally Pharmacy, all within the adjacent neighbourhood scheme, resulting in high footfall within the area. Tesco Express and Roe Valley Leisure Centre are also within short walking distance.

DESCRIPTION

The subject property comprises a 2 storey building. Construction is by way of brick/block construction with part rendered walls, and a slate roof. The ground floor provides a veterinary hospital, comprising plastered painted walls and ceiling, with a concrete floor and vinyl membrane covering. The first floor comprises 2 no. apartments finished to a good standard.

Additionally the building benefits from electric roller shutters, electric gates, CCTV, an intercom system and 80 solar panels, with the purchaser benefitting from ROC's payments in addition to the rental income.

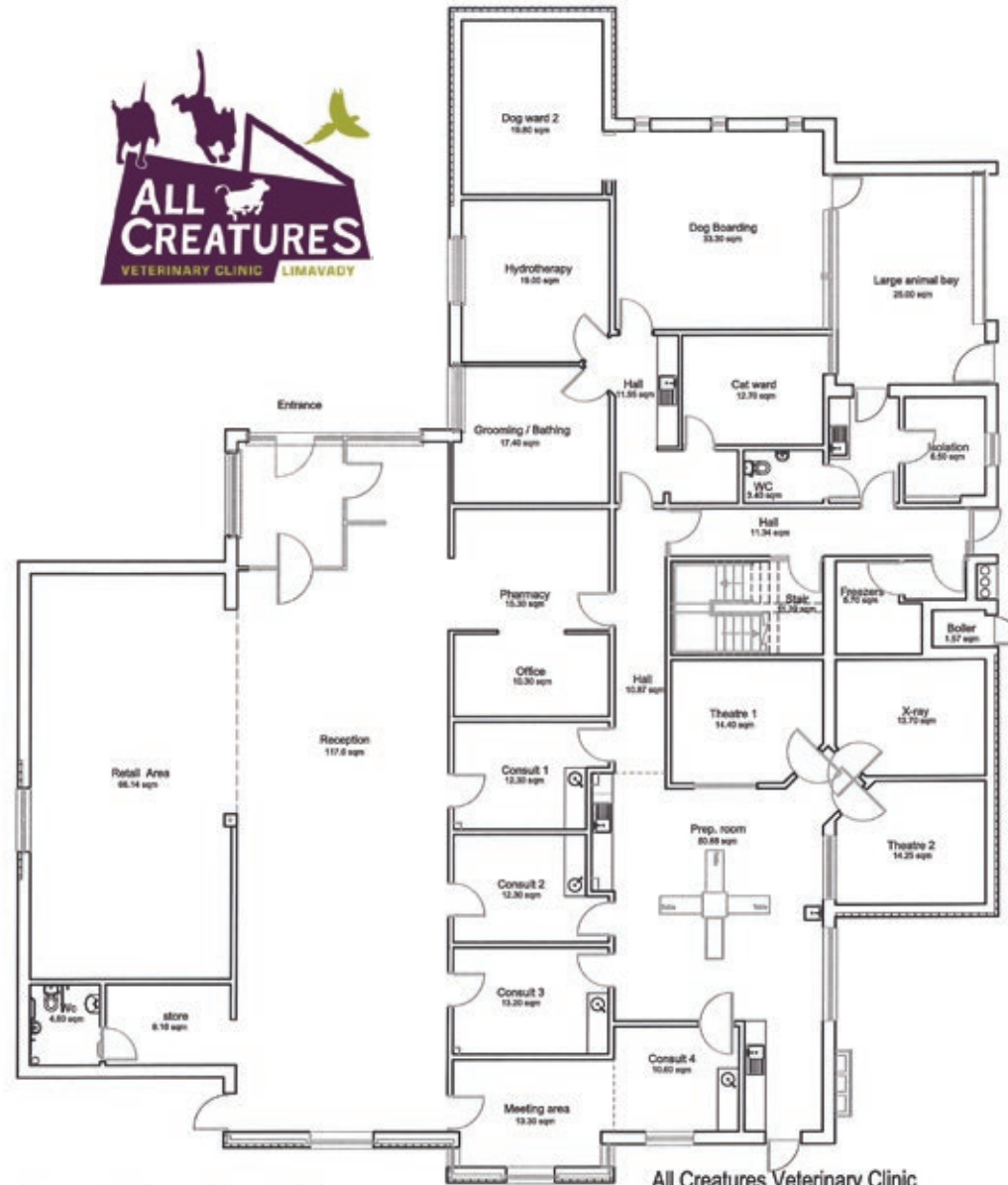
Ground Floor: Veterinary Hospital measures approximately 5,946 sq.ft. (552.4 sq.m)

First Floor: Apartments measure approximately 1,806 sq.ft. (167.78 sq.m)

Floor plans available upon request.

VIDEO TOUR

Please follow this link for a video tour of the premises
<http://www.allcreaturesvets.co.uk/>



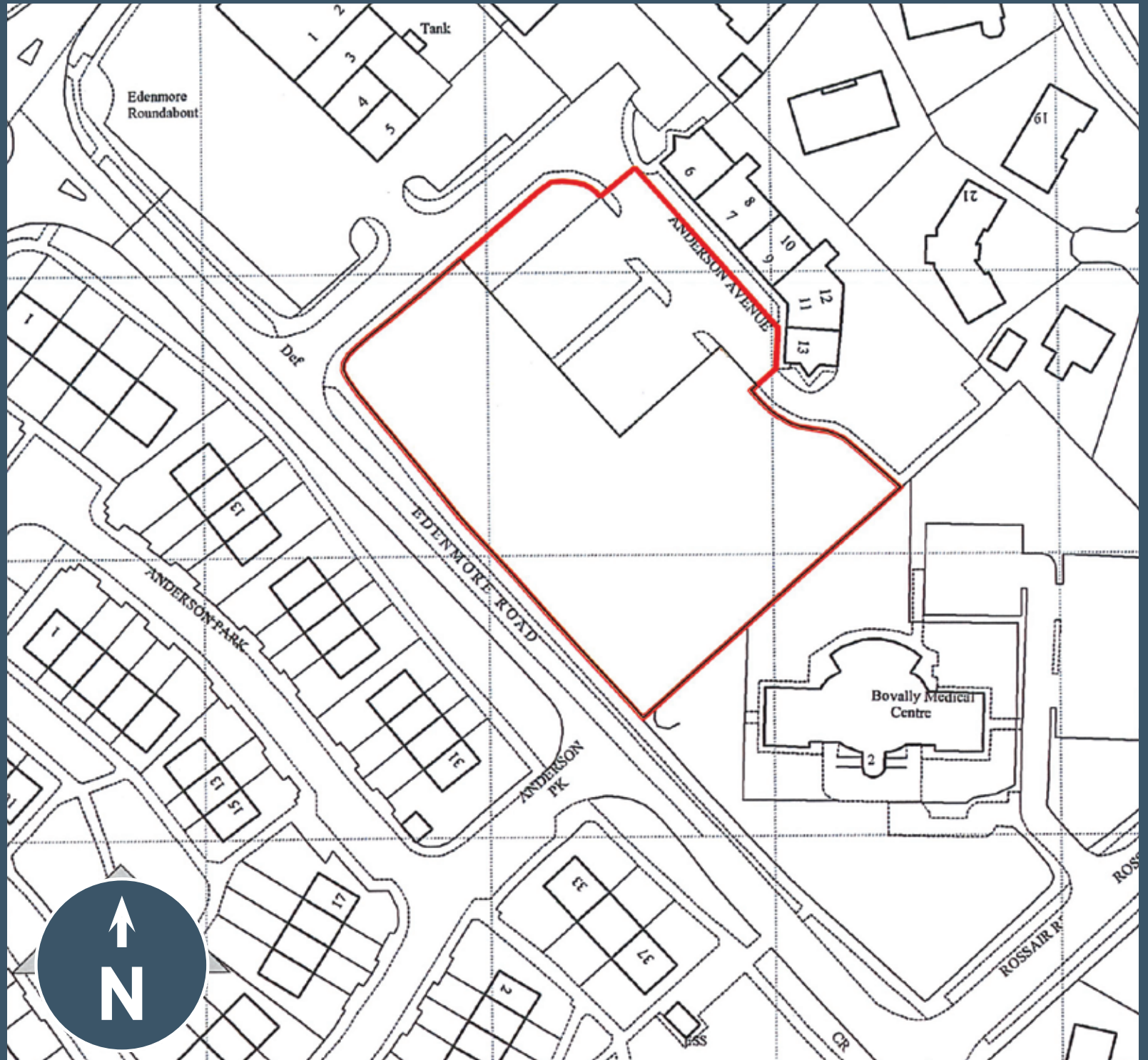
Ground Floor Plan 1:125
GROSS INTERNAL FLOOR AREA 607.53 sqm

**All Creatures Veterinary Clinic
Limavady**
Plans with approx. areas



First Floor Plan 1:125
GROSS INTERNAL FLOOR AREA 167.75 sqm

**AREA PLAN
OF LOT 1
& LOT 2**



For Indicative Purposes
Only. Not to Scale.

TENANCY SCHEDULE:

Unit	Tenant	Trading As	Sq.ft	Lease Start	Term	Lease End	Break Clause	Rent	Rent Reviews	Insurance	Comments
14,16 & 18	CVS (UK) Limited	All Creatures Veterinary Clinic	7,752 sq.ft (720.18 sq.m)	16.5.2017	15	15.5.2032	End of 5th & 10th Anniversaries of the start of the lease	£66,000	5 Yearly	FRI	Rent review to market rent
Total								£66,000			

A copy of the lease can be made available upon request.



DEVELOPMENT OPPORTUNITY

Lot 2 offers a commercial development opportunity, with planning permission for "Erection of commercial development within local centre to include veterinary surgery".

The permission grants further erection of two retail units comprising 1,485 sq.ft and 1,580 sq.ft with 13 surface car parking spaces.

Reference Number (B/2010/0017/O)



RATES AND EPC

The Rate in the Pound 2017/2018 for Causeway Coast and Glens Borough Council which is £0.573976 for Commercial and 0.007745 for Residential

Property	Rateable Value	Rates Payable	EPC Rating
Veterinary Hospital	£29,800	£17,104	B33
Apartment 1	£60,000	£464.70	C80
Apartment 2	£65,000	£503.43	B85
Total	£29,800	£18,072	

VAT

The property is registered for VAT. It is envisaged that the sale will be treated as a transfer of a going concern (TOGC).

TENURE

We understand the property is held by way of freehold.



PROPOSAL

Lot 1 - We have been instructed to seek offers in excess of £775,000 (Seven Hundred and Seventy-Five Thousand Pounds).

A purchase at this level reflects a net initial yield of 8.08% excluding VAT and assuming full purchaser's costs at 5.45%

Lot 2 - We have been instructed to seek offers in excess of £100,000 (One Hundred Thousand Pounds).

FURTHER INFORMATION

For further information or to make arrangements to inspect the property contact:

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HIGH PROFILE INVESTMENT OPPORTUNITY WITH FURTHER DEVELOPMENT POTENTIAL



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DISCLAIMER

Important Notice

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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