



TO LET

City Centre Office Suites within a Landmark Property

Suites 1 & 2, 20 Queen Street, Derry, BT48 7EQ



LOCATION / DESCRIPTION

Derry City is Northern Ireland's second largest City and is located 70 miles North West of Belfast. Its catchment includes the entirety of the North West of Northern Ireland and the majority of Co Donegal.

The City has a resident population in excess of 107,000 and a catchment population estimated at approximately 225,000 persons.

The subject property is located on the corner of Queen Street and Great James Street which has a mix of professional users and service occupiers, to include One Dental Practice, Quigley, Grant & Kyle, Solicitors, Zen Hairdressing Salon with the Royal Mail Depot located to the east of the subject.

The property is of stone construction and finished to a high standard, with owners willing to assist an incoming tenant with certain modifications to tie in with their requirements.

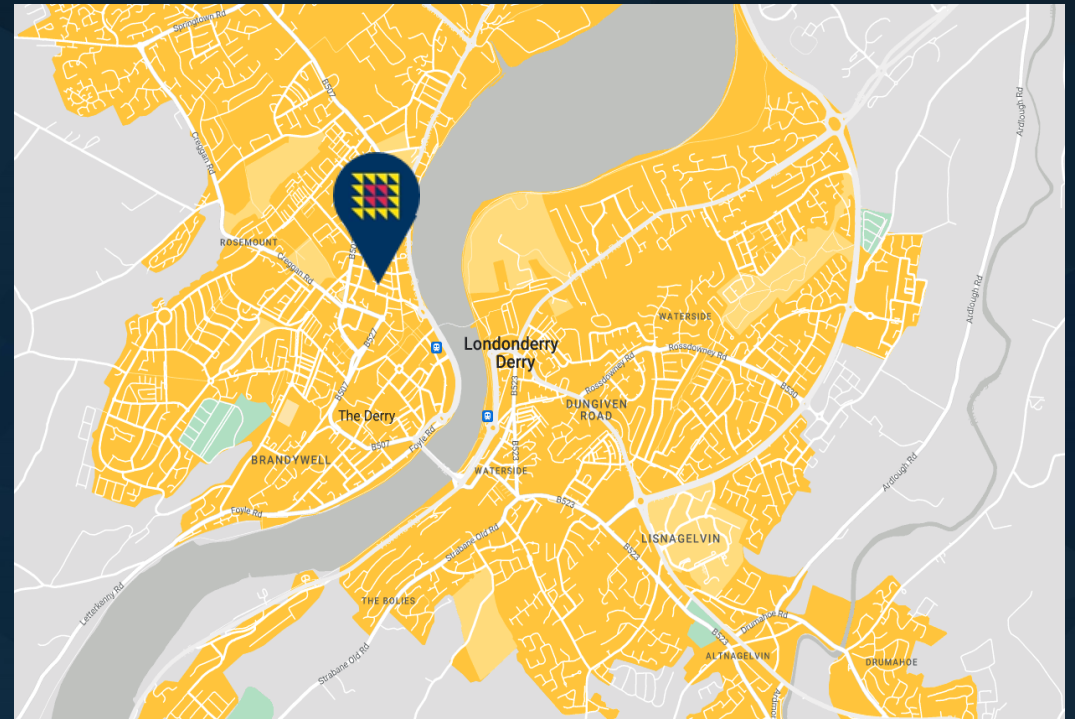
The subject benefits from a high volume of passing trade and is suitable for a wide variety of uses subject to any necessary planning consents.

ACCOMMODATION

Description	Area sq m	Area sq ft
SUITE 1	AGREED	AGREED
SUITE 2—GROUND FLOOR		
Porch	C. 8 sq m	C. 81 sq ft
Waiting Room	C. 12 sq m	C. 127 sq ft
Main Office	C. 69 sq m	C. 740 sq ft
Private Office	C. 9 sq m	C. 100 sq ft
Store	C. 9 sq m	C. 95 sq ft
Kitchen	C. 5 sq m	C. 48 sq ft
WC	-	-
SUITE 2—FIRST FLOOR		
Main Office	C. 97 sq m	C. 1,047 sq ft
Private Office	C. 16 sq m	C. 172 sq ft
TOTAL NET INTERNAL AREA	C. 225 sq m	C 2,410 sq ft

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



LEASE DETAILS

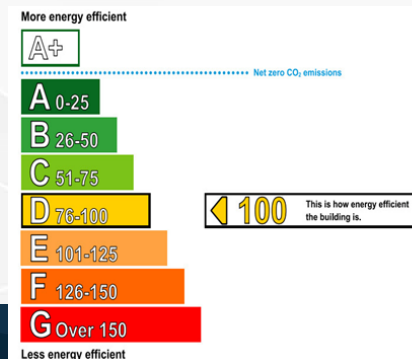
- RENT: Suite 1: Agreed
Suite 2: £24,000 per annum
- TERM: 10 years
- REPAIRS: Tenant responsible for internal repairs and Maintenance and will contribute to a communal fund in the form of a service charge towards the cost of periodic external maintenance and management costs .
- INSURANCE: Landlord to pay and tenant to reimburse proportionally
- VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

RATES

TBC

Please note that all prospective purchasers should make their own enquiries to confirm the NAV / rates payable.

EPC CERTIFICATE



CONTACT DETAILS

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