



FOR SALE Freehold plus option to acquire "long established business"

M. McLaughlin & Sons Limited Hardware (Est 1913)
40–44 William Street, Derry City, BT48 6ET



LOCATION

Derry City is strategically located in the west of the province c. 70 miles from Belfast where it borders with Co. Donegal. The City is Northern Ireland's second largest population centre with a resident population of c. 342,000 and is served by the City of Derry Airport located c. 7.5 miles from the city centre.

The subject property is located in the cityside area of the second largest City in Northern Ireland. Derry city has a regional population of c. 342,000 people, of which 36% are under the age of 25 and 65% are of working age.

The subject itself fronts William Street within Derry City commercial core. Neighbouring occupiers include Royal Mail, Bradley's Pharmacy and Crumley's Furnishings.

DESCRIPTION

Now in it's third generation, this family run business has been serving Derry City for over 110 years and is an independent retailer of hardware, tools and gardening products as well as household goods and appliances, together with key cutting services.

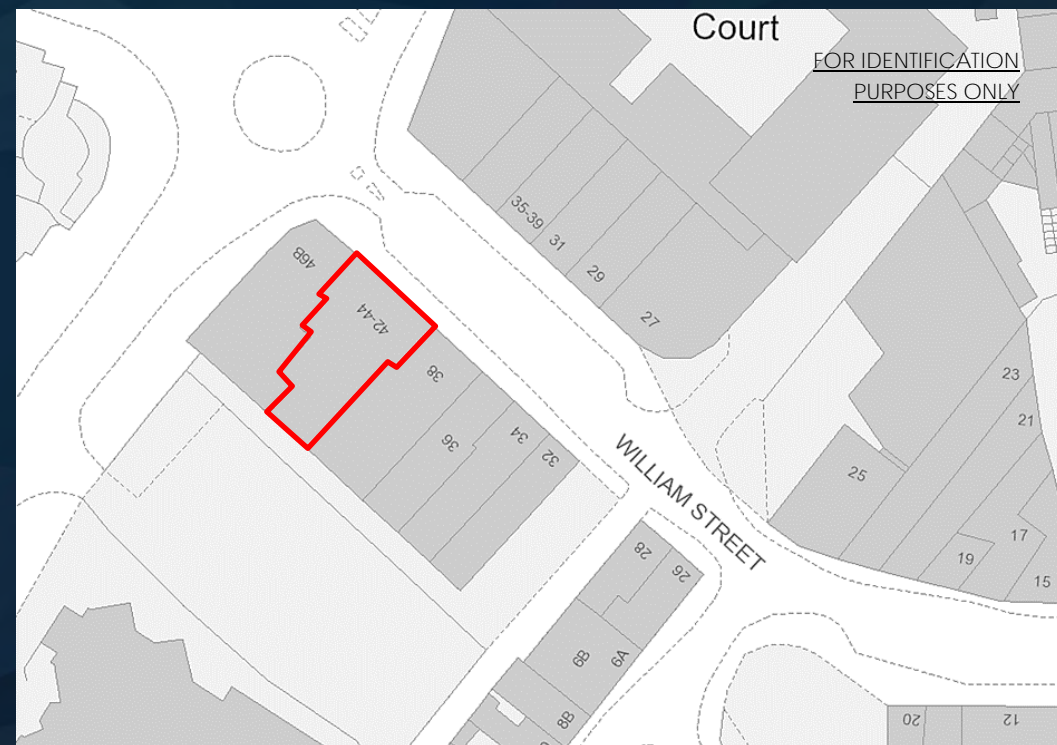
The property itself is a 3 storey commercial premises offering retail accommodation over ground and first floor with additional storage on the second floor. The property is serviced by Kone 800kg passenger / goods lift. Internally, the property is well finished with carpet / vinyl floors and painted walls. There is a CCTV system in place and the building is heated via an oil fired air flow system.

There is a secondary access off William Street which provides separate access to the upper floors. Access to the rear is via a shared alleyway off Rossville Street.

The property overlooks William Street car park which provides approximately 146 spaces on a pay and display basis.

ACCOMMODATION

Description	Area m ²	Area sq ft
GROUND FLOOR	c. 275.2 m ²	c. 2,962 sq ft
FIRST FLOOR	c. 242.5 m ²	c. 2,611 sq ft
SECOND FLOOR	c. 275.2 m ²	c. 2,962 sq ft
TOTAL ACCOMMODATION	c. 792.9 m²	c. 8,535 sq ft



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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 OKI. 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.

SALES DETAILS

PROPERTY

PRICE: Price on Application
TITLE: We assume the property is held under freehold title
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT

BUSINESS

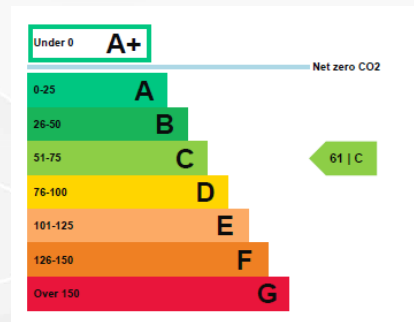
SALE: Option to transfer the entirety, as a 'Transfer of a Going Concern'
ACCOUNTS: Available to bona fide parties

RATES

NAV: £34,500.
Estimated rates payable in accordance with LPS website: £20,672 per annum.

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

EPC CERTIFICATE



CONTACT DETAILS

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OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.