



FOR SALE High Profile City Centre Redevelopment Site

**5, 7, 9 & 15 Carlisle Road & 10-12 Bridge Street,
Derry City, BT48 6JJ**



LOCATION

Derry City is the second largest population centre within Northern Ireland and the fourth largest in Ireland, with a residential population of 107,877 and a cross border catchment of 400,000 (Derry City Council 2014)

The City has a strong retail core complimented by a range of decentralised retail clusters, commensurate with typical settlements of its size.

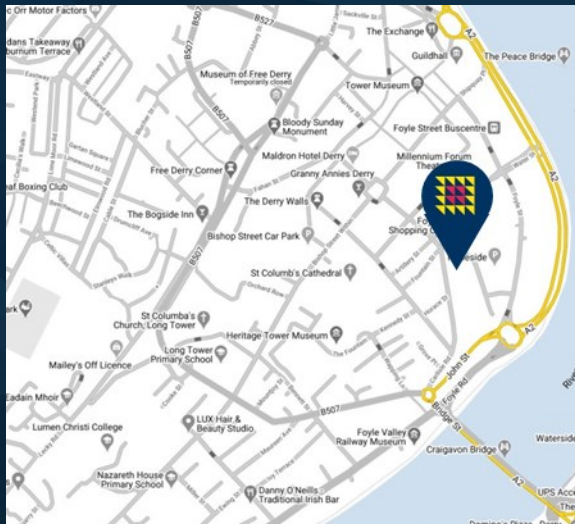
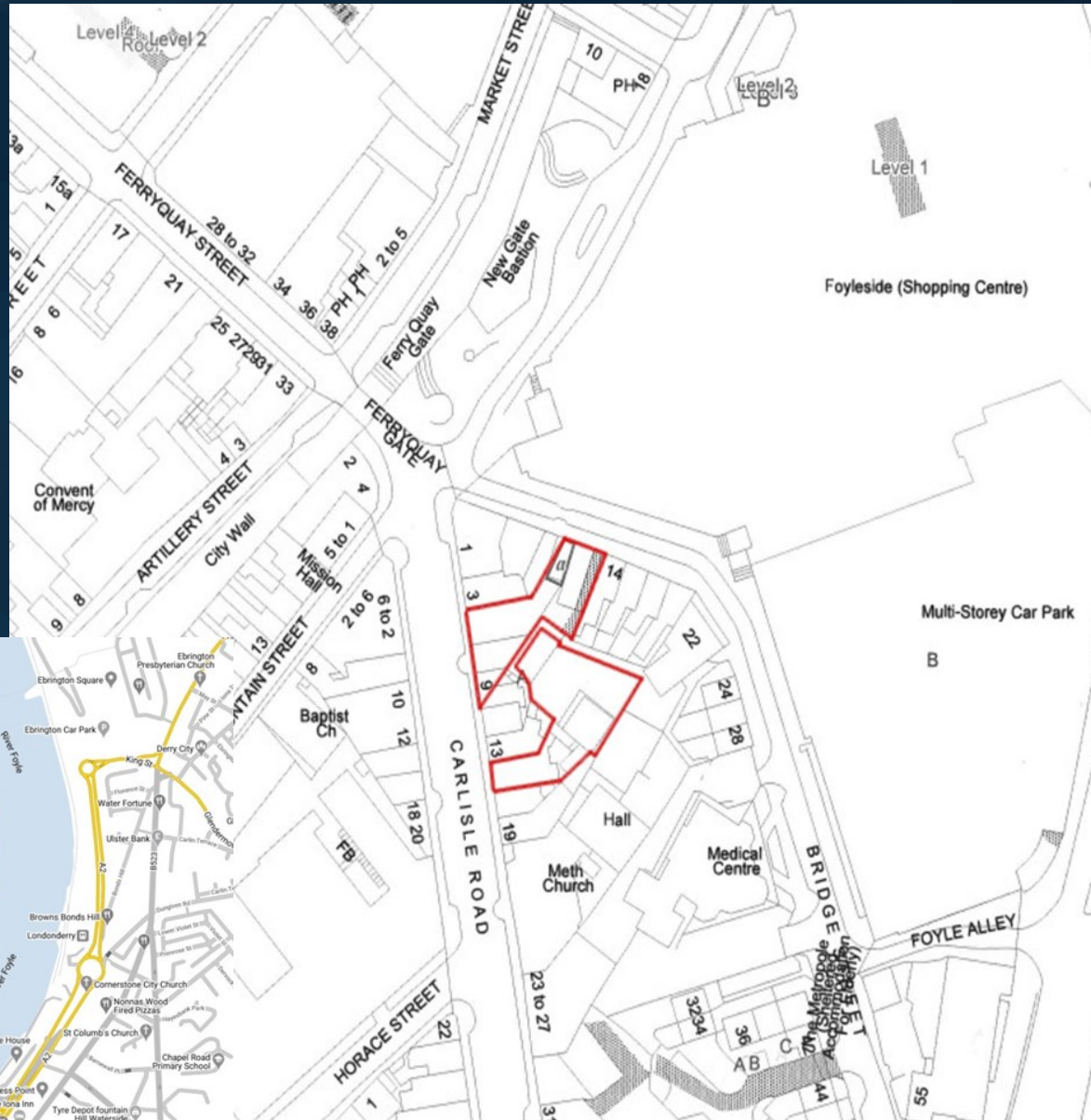
SITUATION

The subject is located on Carlisle Road, a high profile location within Derry City Centre in close proximity to Foyle Side Shopping Centre and all other City Centre amenities.

DESCRIPTION

Excellent city centre redevelopment site comprising 4 no. commercial units fronting Carlisle Road with 2 no. commercial units fronting Bridge Street. Suitable for residential apartment scheme or alternative, subject to necessary planning consents.

Upper levels of Bridge Street currently accommodating apartments, suitable for occupation, post refurbishment programme.



C. 0.1
MILES

FROM
CITY WALLS
C. 1 MINS WALK TIME

C. 0.2
MILES

FROM
A2 ARTERIAL
ROUTE
C. 2 MINS DRIVE TIME

C. 1
MILE

FROM
TRAIN STATION
C. 4 MINS DRIVE TIME



C. 15 MINS DRIVE TO
DERRY CITY
AIRPORT

SITE AREA

5-9 Carlisle Road & 10-12 Bridge Street	0.11 acres (0.04 ha)
15 Carlisle Road	0.13 acres (0.05 ha)
Total:	0.24 acres (0.09 ha)

ZONING / PLANNING

The subject is zoned as "White Land" within the Commercial Core and the Historic City Conservation Area for Derry City.

5-9 Carlisle Road & 10-12 Bridge Street previously had planning granted for 3 storey retail building fronting Bridge Street. This permission has expired.

REF:	A/2008/0533/F & A/2208/0508/CA
ADDRESS:	5-9 Carlisle Road & 10-12 Bridge Street, Derry City.
PROPOSAL:	Retention of front façade and redevelopment of site including new three storey retail building fronting Bridge Street.
STATUS:	Granted 10/02/2011. Expired 09/02/2016.

SALES DETAILS

PRICE:	Asking £550,000
TITLE:	Further details available from: Dickson & McNulty Solicitors 50 Spencer Road Londonderry BT47 6AA C/O Mr Andrew Lyttle

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/ukxi/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.



RATES

We are advised the NAV's for the subject are as follows:

5-9 Carlisle Rd TBC
15A Carlisle Rd £10,300 (Est. rates payable in accordance with LPS Website: £6,523.63)
10-12 Bridge St TBC

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

EPC CERTIFICATES



5-9 Carlisle Road

10-12 Bridge Street

15 Carlisle Rd



CONTACT DETAILS

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