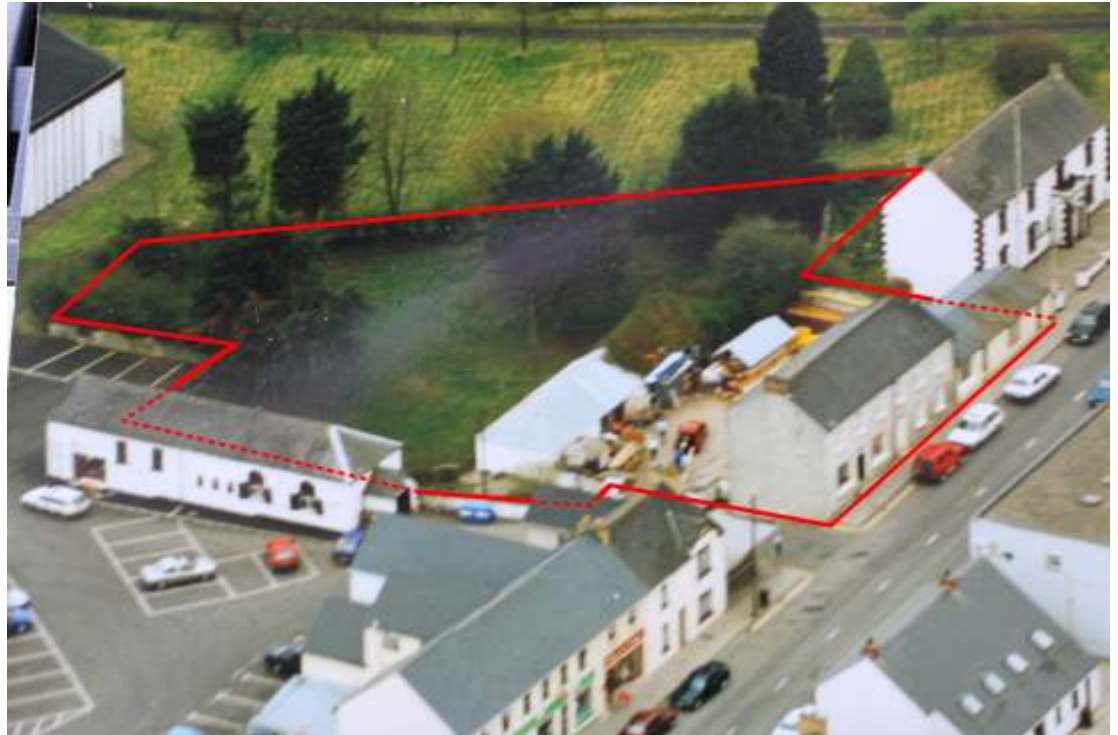


T: 028 7134 1947 www.johnvarthur.com

18 Clarendon Street, Derry-Londonderry BT48 7ET

For Sale

Residential and/or Commercial Development Opportunity at 59 to 65 Main Street Claudy - BT47 4HR



The sale of these premises offers an excellent development opportunity in the centre of Claudy Village adjacent to the public car park. The overall plot has a frontage of approximately 28 metres to Main Street and extends to just under half an acre.

May be suitable for a wide variety of uses such as Supermarket, Housing, Retail/Office, Residential Nursing Home and many more subject to the usual statutory approvals.

EPCs:

59	EPC E118
61	EPC E114
63	EPC G1
63a	EPC E119
65	EPC F142

Offers Over: £250,000



Find us on
Facebook

John V Arthur Estate Agents

JOHN V ARTHUR



RESIDENTIAL & COMMERCIAL ESTATE AGENTS



N.B. Site Map for identification purposes only - NOT TO SCALE

Capital/Rateable Values:

59 Main Street - N.A.V. £1,100 - (office)

61 Main Street - N.A.V. £1,300 - (hair salon)

63 Main Street - C.V. £70,000 - (house & yard)

63b Main Street - N.A.V. £800 - (D.I.Y.)

65 Main Street - N.A.V. £4,450 - (shop)

The domestic rate in the pound for the Derry & Strabane District for the year 1st April 2019 to 31st March 2020 is 0.009419 and the commercial rate in the pound is 0.650848.

IMPORTANT NOTES:

These particulars have been prepared by Jeremy Arthur. If there is any point which is of particular importance to you, please contact him on telephone no. 028 7134 1947 or email jeremyarthur@johnvarthur.com, and he will be pleased to confirm the position for you, particularly if you contemplate travelling some distance to view this property.

Any services, heating system, alarm, appliances, equipment and fittings have not been tested by the agent and prospective purchasers should make their own enquiries into whether or not all of these meet their requirements and would be well advised to commission their own reports where they deem appropriate.

John V Arthur Estate Agents is a trading name of Jeremy Arthur Limited.

Registered Office: 18 Clarendon Street, Londonderry, BT47 6AH

T: 028 7134 1947 F: 028 7137 4881

Registered in Northern Ireland: Company No. NI56580

