

T: 028 7134 1947 www.johnvarthur.com

150 Spencer Road - Waterside - L'Derry - BT47 6AH

For Sale or To Let

Former Longfield Market at Longfield Road Eglinton - BT47 3PY

Warehouse/Workshop of approx. 507 sq m
(5,450 sq ft) on a plot of circa 1.7 acres



EPC G447

Rent £25,000 p.a. Asking Price: £600,000



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The plot is fully enclosed and has two entrances. It is located in Longfield Industrial Estate West next to the City of Derry Airport.

The warehouse measures approximately 21m x 23m plus 2.76m x 8.80m giving a gross internal floor area of approximately 507 sq m (5,450 sq ft)

Rates: The N.A.V. is £6,150 and the non-domestic rate in the pound for the year 1st April 2017 to 31st March 2018 is 0.620831 which equates to £3,818.11. Small Business Rates Relief of 20% may apply subject to Land & Property Services terms and conditions



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: 150 Spencer Road, Londonderry, BT47 6AH Tel: 028 7134 1947
Fax: 028 7131 1150

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