



**OKT**  
O'CONNOR KENNEDY TURTLE

**FOR SALE**

**205 TAMNAHERIN ROAD, EGLINTON BT47 3LY**

Long Established Business, Freehold And Additional Lands





# LOCATION

The property is located in Tamnaherin and situated c. 4 miles from Eglinton, c. 3 miles from Drumahoe and occupies a prominent site offering extensive road frontage.

The Tamnherin Road connects Campsie and Eglinton to the main Derry – Belfast transport corridor, and as such, benefits from high volumes of passing traffic.

# DESCRIPTION

The operational business comprises convenience store, café, outside catering, fuel pumps and accommodates the local Post Office.

Further opportunity to grow this existing business (there are no supplier ties).

Planning Permission has been submitted to extend the bakery, if this is permitted, it will provide a further c. 600 sq ft unit.

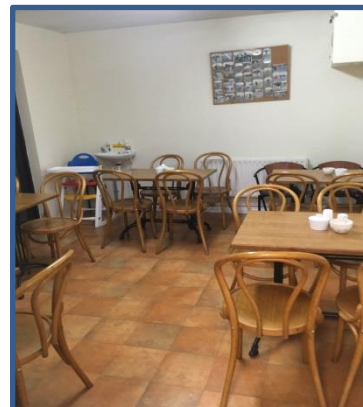
Further details available on request to bona fide interested parties.

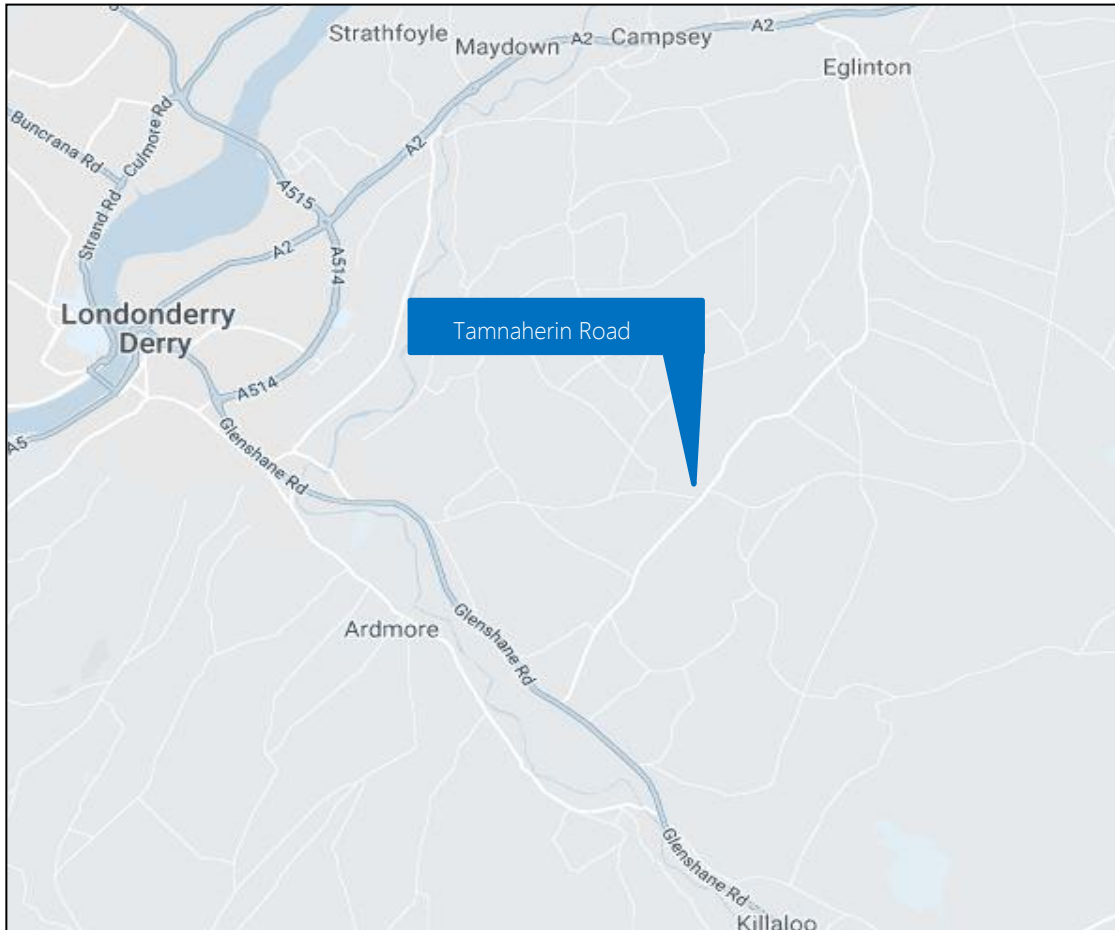
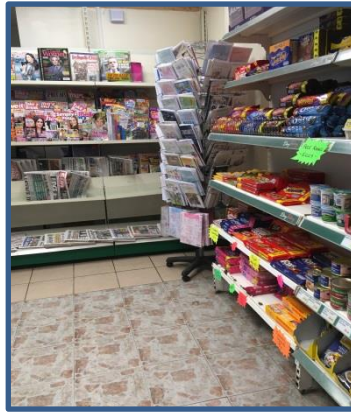
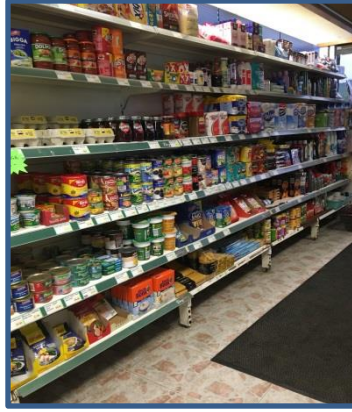
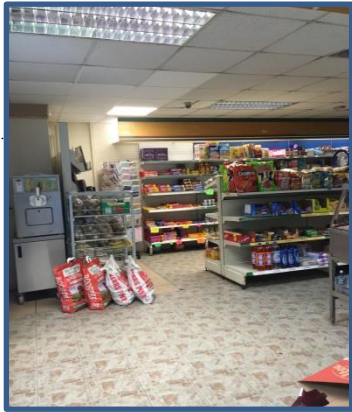
# ACCOMMODATION

Description	m <sup>2</sup>	Sq Ft
SHOP	48.8	525
DINER	66.5	715
STORE	28.1	302
FIRST FLOOR	6.2	138
<b>TOTAL:</b>	<b>144.6</b>	<b>1,609</b>

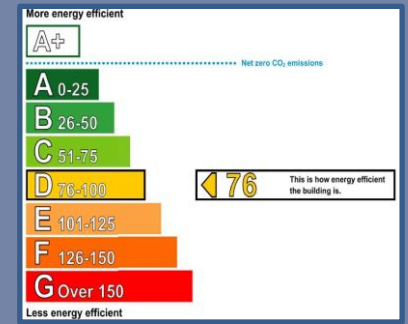
# SITE AREA

PFS Plus Land: 0.5 Acres / 2.023 M<sup>2</sup>





EPC's D76



## NAV

£5,050. The commercial rate in pound for 2018 / 2019 is £0.634453.

Note - LPS Small Business Rate Relief for premises with a NAV of more than £5,000 but less than £15,000 is 20%

## SALES DETAILS

Price: On Application  
 Accounts: Available to bona fide parties at the owner's discretion  
 Stock: To be assessed at the point of sale

## VAT

All prices, outgoings etc are exclusive of, but will be subject to VAT.

## FURTHER DETAILS



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O'CONNOR KENNEDY TURTLE

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