



Lisney

COMMERCIAL REAL ESTATE

**FOR SALE**

**Merchant's House, 16 Queen Street, Derry~Londonderry, BT48 7EQ**

LONG ESTABLISHED GEORGIAN B&B / BOUTIQUE HOTEL IN PRIME CITYSIDE LOCATION

## FEATURES

Beautiful Georgian property located in the City Centre

5 storey property totalling circa 3,700 sq ft comprising of 12 bedrooms

In use as a B&B / Airbnb since the 1990's

Inclusive of fixtures and fittings, partially furnished

Ready for immediate occupation

Within walking distance of all tourist attractions

### LOCATION

Derry~Londonderry is the regional capital of the North West with a population of circa 151,000. The city has been growing ever popular over the last 10 years with the increase of cruise ships docking in Belfast and Dublin.

The City is major tourist destination and pre-Covid experienced circa 308,000 overnight stays per year and visitor spend of c. £71 million. We understand from recent data published by Derry City Council that the visitor spend will increase to an estimated £100 million per year by 2025.

In 2022, Derry City Walls were in the Top 3 Tourist Attractions in Northern Ireland, along with Titanic Belfast and the Giant's Causeway.

In total, three Derry~Londonderry attractions were featured in the Top 10 Northern Ireland Tourist Attractions in 2022; Derry City Walls, the Guildhall and the Centre for Contemporary Art.

Location	Distance
Foyleside Shopping Centre	0.6 miles
City of Derry Airport	7 miles
Letterkenny	21 miles
Belfast International Airport	60 miles
Belfast	70 miles

Merchant's House is situated on Queen Street, in the heart of Derry~Londonderry City Centre, just outside the historic City Walls. Centrally located, the property is just 0.5 miles from the City Walls and 0.6 miles from Foyleside Shopping Centre.

Local attractions within walking distance include the City Walls, Ebrington Square, St. Columbs Cathedral, the Guildhall, the River Foyle and the Peace Bridge.

Derry~Londonderry benefits from a large number of popular bars and restaurants including Browns, Quaywest, Stitch & Weave, Blackbird, Sandinos, The Taphouse and Badgers, among many more.



## DESCRIPTION

Merchants House has been operating as a successful Bed & Breakfast since the late 1990's, and has been featured in several newspaper articles and interior design magazines, along with being featured on television.

Merchant's House is part of a well-preserved terrace of four large imposing houses, which were constructed in the 1850's and 1860's. This property is one of the very few surviving grand 19th-century city dwellings still in residential use in Derry. All architectural features within the property have been refurbished, including cornicing, ceiling roses, fireplaces, wooden floors, among other period features.

The house has had a colourful past, with previous owners including a naval surgeon, a Justice of the Peace, a wholesale grocer, two Church of Ireland rectors, a pork butcher, and the Bank of Ireland. The building has been a house, individual apartments and an office in the past.

The Vendor purchased Merchant's House in 1993 and began the lengthy process of refurbishing the property back to its original glory. The property refurbishment works included rewiring & re-plumbing, re-roofing, damp-proofing and insulating along with installing a new central heating system.

The vendor endeavored to reinstate the original features of the property to include the opening and reinstating of the original fireplaces, refurbishing and varnishing original wooden floors and the purchasing of antique, period furniture to suit the grandiose character of the dwelling. There is provision for floodlighting the front of the building.



## DESCRIPTION CONT'D

In 2009, the vendors refurbished the basement servants quarters into three ensuite bedrooms with a kitchen and underfloor heating. The rest of the building is heated by an oil fired heating system, supplied from a 2,500 litre tank in the courtyard.

Slowly but surely, during the refurbishment of the building, the office / commercial feel of the building was replaced with a grander and elegant residential feel.

The property was awarded a Gulbenkian Civic Trust Award in 1997 for the restoration of the property. The property has also been opened to the public for European Heritage Open Days, attracting many visitors.

Out of the four properties in the terrace, the other three buildings have been extended at the rear to provide additional space. The subject property has not yet been extended but has maintained a picturesque courtyard and first floor terrace, both of which are suntraps.

Planning for extending the property has been investigated and although a planning application has not been submitted, a pre-planning application has been submitted and proposed plans have been drawn up, as detailed in the planning section on page 16.

Limited car parking exists in the rear lane, which is shared with the surrounding properties.



## DESCRIPTION

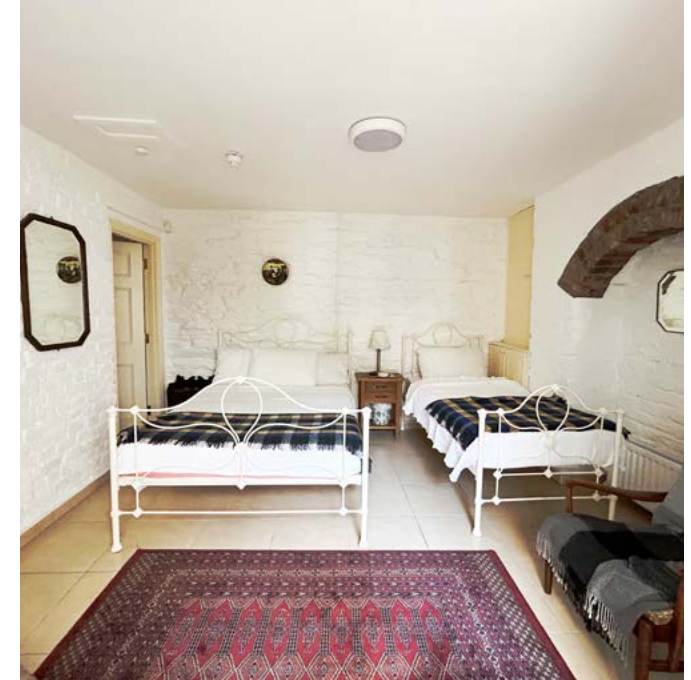
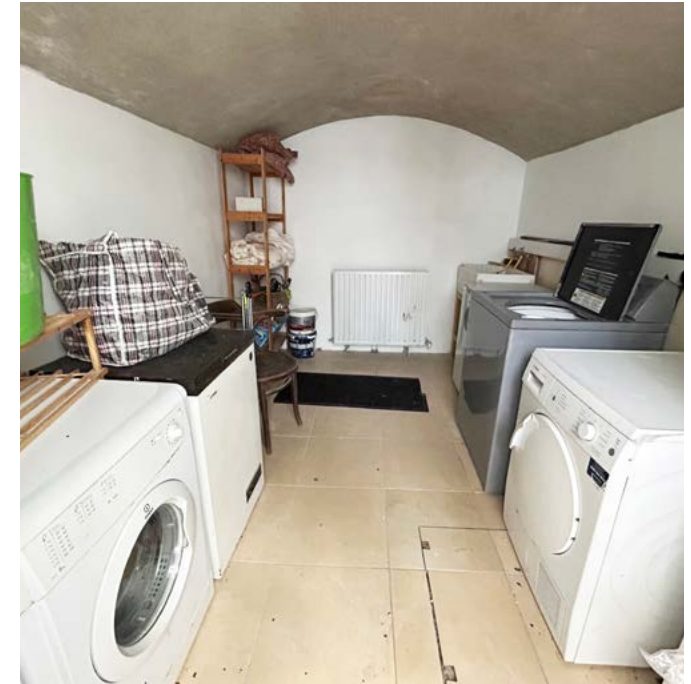
### Basement

The basement benefits from own door access at the front of the building from Queen Street, along with access via the courtyard at the rear of the property.

The basement comprises a self-contained apartment with two bedrooms (both ensuite), one of which contains 2 double beds, with the other a double and single bed, and a fully fitted kitchen.

There is a further ensuite bedroom accessed from the rear courtyard, along with a laundry room which serves the entire Bed and Breakfast.

The basement level benefits from underfloor heating. Despite being at lower ground level, all basement rooms are light, bright and airy as they benefit from large Georgian sash windows with traditional shutters.



## DESCRIPTION

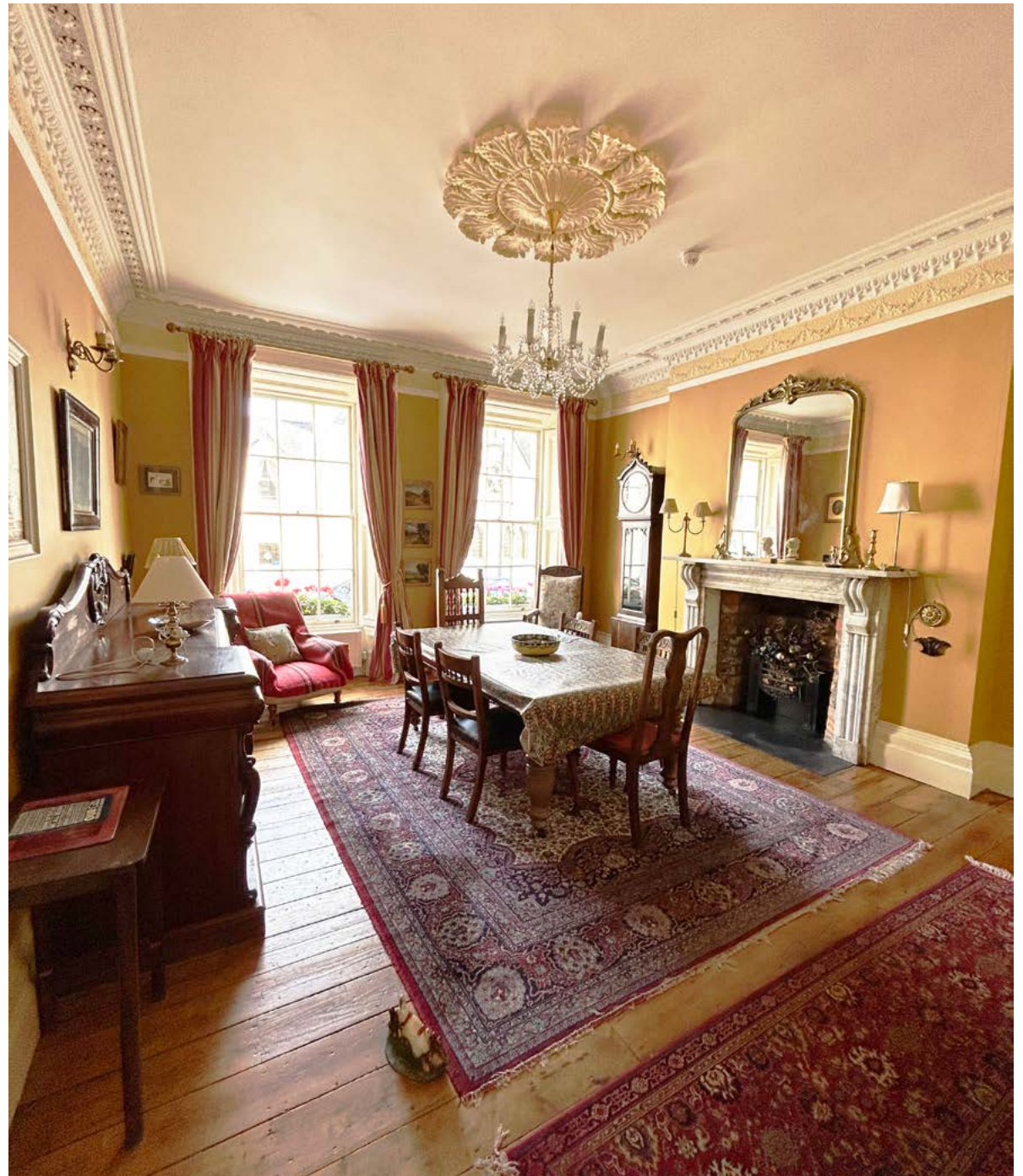
### Ground Floor

The ground floor is accessed by a set of stone steps from Queen Street and benefits from a traditional Victorian four panel door with a pillared surround and pretty lunette fanlight. All the ground floor sliding sash windows retain their original 19th Century wooden shutters, which add to the period feel of the property.

Opening into a porch, a glass panelled door and surround has been installed to retain heat and security whilst remaining inconspicuous with the period surroundings.

The ground floor comprises of a dining room, kitchen and double en suite bedroom. The stately dining room overlooks Queen Street and has beautiful period features including ornate cornicing, fireplace, sash windows and wood flooring. The principal rooms retain their original marble and Arts and Crafts fire surrounds, and all the chimneys are in working order.

To the rear of the dining room is a double bedroom with ensuite overlooking the courtyard. At the rear of the property is a well equipped kitchen / dining area with double doors opening onto the courtyard, providing lots of natural light.



Ground Floor Continued



## DESCRIPTION

### First Floor

At the top of the first staircase is a large, bright landing with double doors leading to the sun terrace. As the rear of the property is west facing, the sun catches the terrace for the majority of the day.

A bathroom and laundry cupboard are also accessed off the landing.

At the top of a small flight of stairs is an ensuite double bedroom which overlooks the courtyard.

The crowning glory of the first floor is the impressive, full width living room. This room is elegant and well proportioned with three sash windows, imposing fireplace, wooden floor and cornicing.





First Floor Continued



## DESCRIPTION

### Second Floor

The second floor comprises of two large ensuite bedrooms, one of which contains two single beds, the other includes a double and a single bed.

There is a small but pretty single bedroom at the front of the house which has the use of the main bathroom on the landing.



## DESCRIPTION

### Third Floor

The third floor comprises of four bedrooms, two of which are double bedrooms, a single bedroom and a large bedroom with a double bed and single bed.

Each of these bedrooms share a bathroom, accessed from the landing.

### Attic

The house has a large floored and insulated attic with a Velux window, radiator and lighting. Although the attic has limited head space, it provides a large and well lit storage area.



## DESCRIPTION

### Courtyard

The property benefits from a large courtyard to the rear of the property which is accessed from the basement apartment and the ground floor kitchen.

The courtyard is spacious and has been well maintained and landscaped.

A gate from the courtyard opens onto a private road at the rear of the terrace which opens onto Clarendon Street.

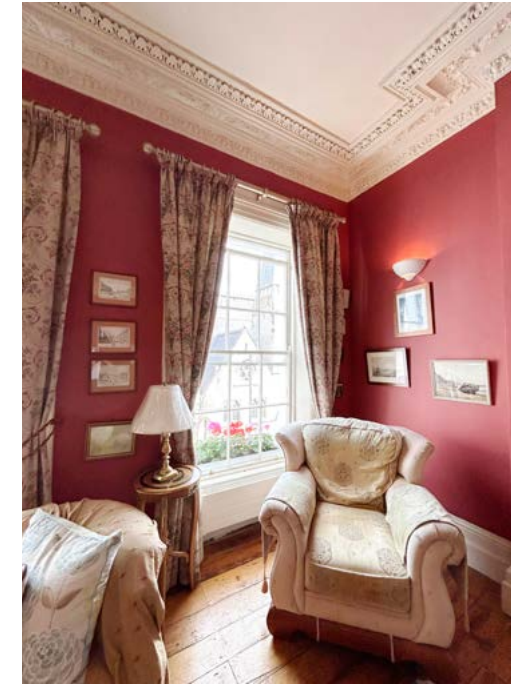




## ACCOMMODATION

All areas are approximate.

Floor	Room	Beds	Dimensions	Sq M	Sq Ft
<b>Basement</b>	Bedroom 1	2 x Doubles	5.39 x 4.62	27.81	299.00
	En-suite		2.03 x 1.31	2.66	28.58
	Bedroom 2	Double & Single	4.18 x 3.98	17.8	192.00
	En-suite		0.87 x 1.99	2.73	29.35
	Kitchen		2.01 x 2.28	4.58	49.32
	Lobby		1.67 x 3.22	5.38	57.88
	Bedroom 3	Double & Single	2.82 x 2.77	10.01	107.77
	En-suite		1.513 x 1.74	2.63	28.34
	Laundry Room		3.655 x 2.531	9.25	99.58
<b>Ground Floor</b>	Dining Room		5.62 x 4.56	25.63	275.85
	Bedroom 4	Double & Single	3.58 x 4.19	15	161.46
	En-suite		2.7 x 0.84	2.27	24.41
	Kitchen		6.96 x 3.06	21.3	229.25
<b>First Floor</b>	Living Room		6.27 x 5.64	35.36	380.65
	Bedroom 5	Double	3.65 x 4.17	15.22	163.83
	En-suite		0.945 x 2.185	2.06	22.23
	Bathroom		2.62 x 0.67	1.76	18.90
<b>Second Floor</b>	Bedroom 6	Single	1.79 x 4.18	7.48	80.50
	Bedroom 7	2 x Singles	4.33 x 3.86	27.75	298.65
	En-suite		0.73 x 2.76	2.01	21.69
	Bedroom 8	Double & Single	4.16 x 3.67	15.28	164.34
	En-suite		0.73 x 2.75	2.01	21.61
	Bathroom		1.3 x 1.66	2.16	23.23
	W/C		0.99 x 1.29	1.28	13.75
<b>Third Floor</b>	Bedroom 9	Small Double	2.77 x 4.88	13.52	145.50
	Bathroom		0.94 x 1.96	1.84	19.80
	Bedroom 10	Double & Single	5.88 x 3.67	21.58	232.35
	Bedroom 11	Single	4.05 x 3.69	14.94	160.86
	Bedroom 12	Small Double	2.99 x 2.63	7.86	84.64
<b>TOTAL</b>				<b>343.95</b>	<b>3,702.04</b>



## LISTED STATUS

Merchant's House is a Grade B+ Listed Building, as per the extract below taken from the Northern Ireland Listed Buildings Database;

**Reference:** HB01/22/018D

**Listing:** Grade B+

**Date of Listing:** February 1979

**Extent of Listing:** House, railings to front and bootscraper

**Date of Construction:** 1867

### Summary of Listing;

*End-of-terrace three-storey three-bay with attic over-basement Georgian-style red brick former townhouse, built 1867, one of a terrace of four houses of similar type lining the west side of Queen Street with which this building has group value.*

*The front facade of No. 16 faces east onto Queen Street, behind painted decorative cast iron railings. The interior retains a significant amount of fine historic detailing and much exterior historic detailing has been retained including a fine doorcase with a projecting entablature and ionic capitals below.*

*The setting of the Clarendon Street Conservation Area is significantly enhanced by the historic authenticity of this former house within the terrace, which can be considered the finest Georgian-style terrace within the Clarendon Street Conservation Area, if not in the entire city.*



## REVIEWS



Beautiful B and B in historic building - We had a wonderful room in this beautiful B and B, stayed for 2 nights. The home is decorated in Victorian style.

We had a lovely stay at the Merchant's House. The owners were so kind and accommodating to us. The room was large and clean. Location was within easy walking distance of the city center. I would definitely stay here again.



Originally a Victorian merchant's family home built to Georgian proportions, No. 16 Queen Street is one of the city's grandest B&B's—garnet-color walls, elaborate plasterwork, and a fireplace make the parlor warm and cheerful.

Enchanting and cozy, this Victorian jewel of a home—who can resist its picture-gallery red living room?—is packed with antiques and family portraits.



A home from home - Great location and in a wonderfully styled Georgian property.

We really enjoyed our stay here and would highly recommend checking in here if staying in Derry



## PLANNING

There are no live or pending planning applications on the property.

Plans exist for the installation of a lift at the rear of the dwelling.

The vendor has also prepared floorplans and elevations for a potential extension to the rear of the property which would add an additional 5 ensuite bedrooms. A pre-planning application for this extension has been submitted to the relevant authorities with positive feedback from Northern Ireland's Historic Monuments Division and from Derry City Council.

## INDICATIVE PLANS ONLY





## TITLE

The property benefits from Freehold Title.

## RATES PAYABLE

NAV:	£4,150
Rates Poundage 2023/24:	0.633362
Rates Payable:	£2,862

Please note, the property benefits from Small Business Rate Relief, as per the below extract from NI Business Info;

*"Business properties with a NAV of more than £2,000 but not more than £5,000 will receive 25% rate relief."*

Annual ground rent: £7

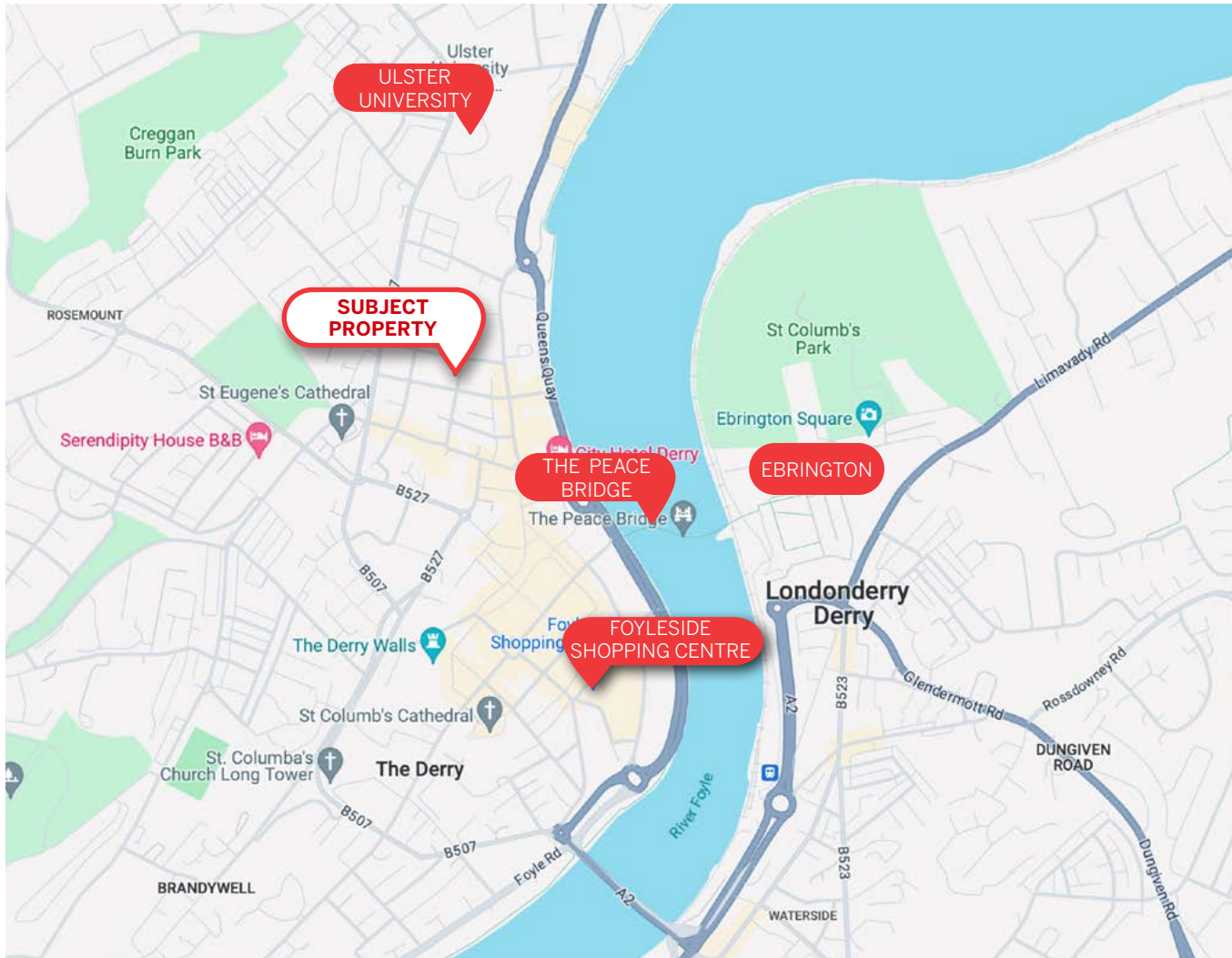
## EPC

The property has an Energy Efficiency rating of E45. The full Certificate can be made available upon request.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	50 E
21-38	F		
1-20	G		



## LOCATION



## PRICE

£550,000 exclusive.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

## STAMP DUTY

Stamp duty will be the liability of the purchaser.

## 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 - <https://www.legislation.gov.uk/uksi/2017/692/contents>.

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney.

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.

# Lisney

COMMERCIAL REAL ESTATE

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