FOR SALE

14&16 London Street, Derry~Londonderry BT48 6RQ

TWO BEAUTIFUL PERIOD PROPERTIES WITHIN THE CITY WALLS

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OUTLINE FOR INDICATIVE PURPOSES ONLY

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FEATURES

Located within the historic Derry City Walls, within walking distance of all City attractions

Two beautiful Georgian properties, thoughtfully restored

Properties have been used as self catering holiday villas / Airbnbs for a number of years

No 14 sleeps 10 people
No 16 sleeps 5 people

Being sold 'as is', inclusive of fixtures, fittings and furniture

Ready for immediate occupation

Views over St Columbs Cathedral

LOCATION

Derry~Londonderry is the regional capital of the north west with a population of circa 151,000. The city is major tourist destination and pre-Covid experienced circa 308,000 overnight stays per year and visitor spend of c. £71 million.

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, including three Derry~Londonderry attractions; Derry City Walls, the Guildhall and the Centre for Contemporary Art.

The Cathedral and Darcus Cottage are situated on London Street, in the heart of Derry~Londonderry City Centre, within the historic City Walls.

The properties are just 160 metres from The Diamond and 300 metres from Foyleside Shopping Centre.

Local attractions within walking distance include the City Walls, Ebrington Square, St. Columbs Cathedral, the Guildhall, 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.

Image courtesy of VisitDerryPass

LOCATION

EBRINGTON SQUARE
THE GUILDHALL
PEACE BRIDGE
RICHMOND SHOPPING CENTRE
FOYLESIDE SHOPPING CENTRE
THE DIAMOND
SUBJECT PROPERTIES
ST COLUMBS CATHEDRAL

DESCRIPTION

Numbers 14–16 London Street are among the earliest surviving structures on London Street. Ownership of the site on which they were constructed can be traced back to at least the early-18th century and to the prominent Darcus family.

The properties were constructed around 1832 and originally were one property, where No.14 London Street was used as a dwelling and No.16 was utilised as an outbuilding with rooms over a coach arch at ground floor.

The properties have been successfully run as a self-catering holiday villas for a number of years and are listed on the following websites, to name but a few:

- booking.com
- airbnb.com
- historicderryrentals.com
- online-reservations.com
- visitbishopstreetandthefountain.com

Both the central location and the property sizes lend themselves well to this hospitality use as across the two properties, fifteen people can sleep comfortably.

The properties could quickly and easily be returned to full time dwellings.

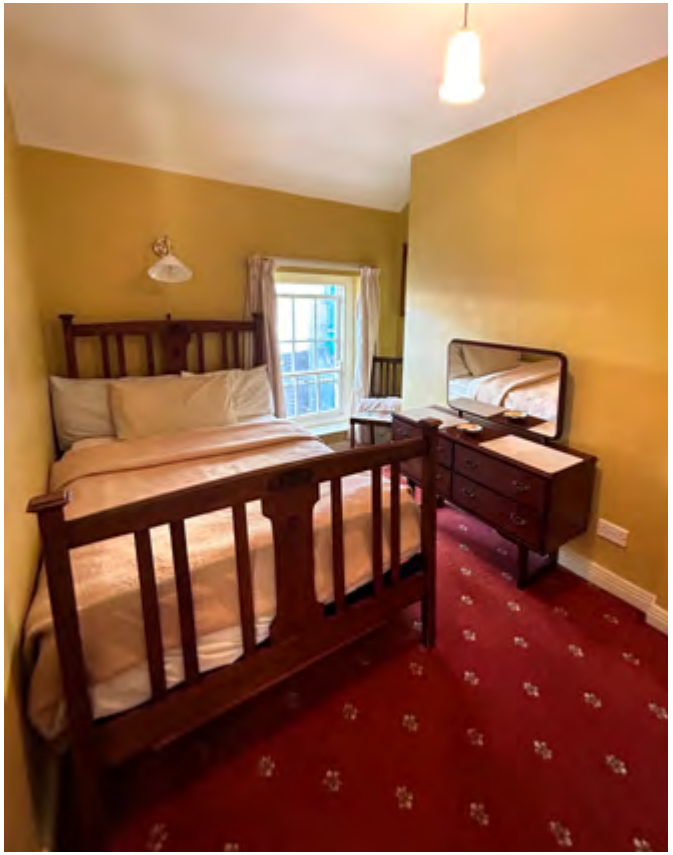
14 LONDON STREET

The subject property comprises a Georgian mid-terrace dwelling arranged over three stories with a basement. The property has been well maintained and tastefully decorated throughout. The property is being disposed of in a fully furnished state.

The accommodation is laid out as follows:

Basement
The basement is accessed via a stairwell off the living room/lounge and comprises of a large open plan bedroom with en-suite. The current layout includes a double bed and two single beds and has been decorated with traditional whitewashed stonewalls and tiled floor.

Ground floor
The ground floor is accessed from London Street via a small porch leading into the hallway. Glazed double doors lead into a large, full length living room/lounge which we understand had previously formed two rooms. The lounge provides access to the basement bedroom and leads into the kitchen. The kitchen fills a modern extension with pitched roof and skylights on both elevations, providing a large, light and airy kitchen/dining room. To the rear of the kitchen is a bathroom and access to a small rear yard.



First floor
The first floor comprises of a large bright bedroom housing a double bed and single bed, leading to a bathroom with bath, sink, WC and bidet.

Second floor
The second floor comprises of two bedrooms, one at the front of the house and one at the rear, both of which contain double beds. Both bedrooms are well proportioned, light and bright.

Accommodation
The areas below are approximate and dimensions are taken at the widest points:

Room	Dimensions	sqm	sqft
Basement			
Bedroom 1	6.23 × 6.32	22.55	242.73
Bathroom		1.1	11.84
Ground Floor			
Living Room	6.527 × 3.17	20.69	222.71
Kitchen	3.33 × 4.58	15.25	164.15
Bathroom	0.88 × 2.33	2.05	22.07
First Floor			
Bedroom 2	3.23 × 4.14	13.37	143.91
En-suite	2.29 × 3.25	7.44	80.08
Second Floor			
Bedroom 3	3.894 × 2.267	8.83	95.05
Bedroom 4	4.184 × 2.58	10.79	116.14
En-suite	2.11 x 0.874	1.844	19.85
Total		**103.914**	**1118.53**

16 LONDON STREET

The subject property comprises a Georgian mid-terrace dwelling arranged over three storeys with a small courtyard to the rear. The property is being disposed of in a fully furnished state and has been well maintained and tastefully decorated.

The accommodation is laid out as follows:

Ground floor
The ground floor is accessed from London Street via a small porch leading into the living room / lounge. This leads into a bathroom and well equipped, light and bright kitchen at the rear of the house, which overlooks a small but pretty courtyard.

First floor
The first floor comprises of a large bright bedroom housing a double bed and single bed, leading to a bathroom with bath, sink and WC. The bedroom benefits from uninterrupted views over St. Columbs Cathedral.

Second floor
The second floor comprises of another bright double bedroom overlooking St. Columbs Cathedral. An en-suite leads from this bedroom.

Accommodation
The areas below are approximate and dimensions are taken at the widest points:

Room	Dimensions	sqm	sqft
Ground Floor			
Porch	1.35 × 0.95	1.283	13.80
Living Room	3.495 × 5.350	18.698	201.27
Kitchen	2.65 × 3.036	8.045	86.60
Bathroom	1.023 × 1.644	1.68	18.08
First Floor			
Bedroom 1	3.5 × 3.14	10.99	118.30
En-suite	1.28 × 1.4	1.792	19.29
Second Floor			
Bedroom 2	3.4 × 3.52	11.97	128.85
En-suite	3.061 × 2.068	6.33	68.14
Total		**60.788**	**654.31**

RATES PAYABLE

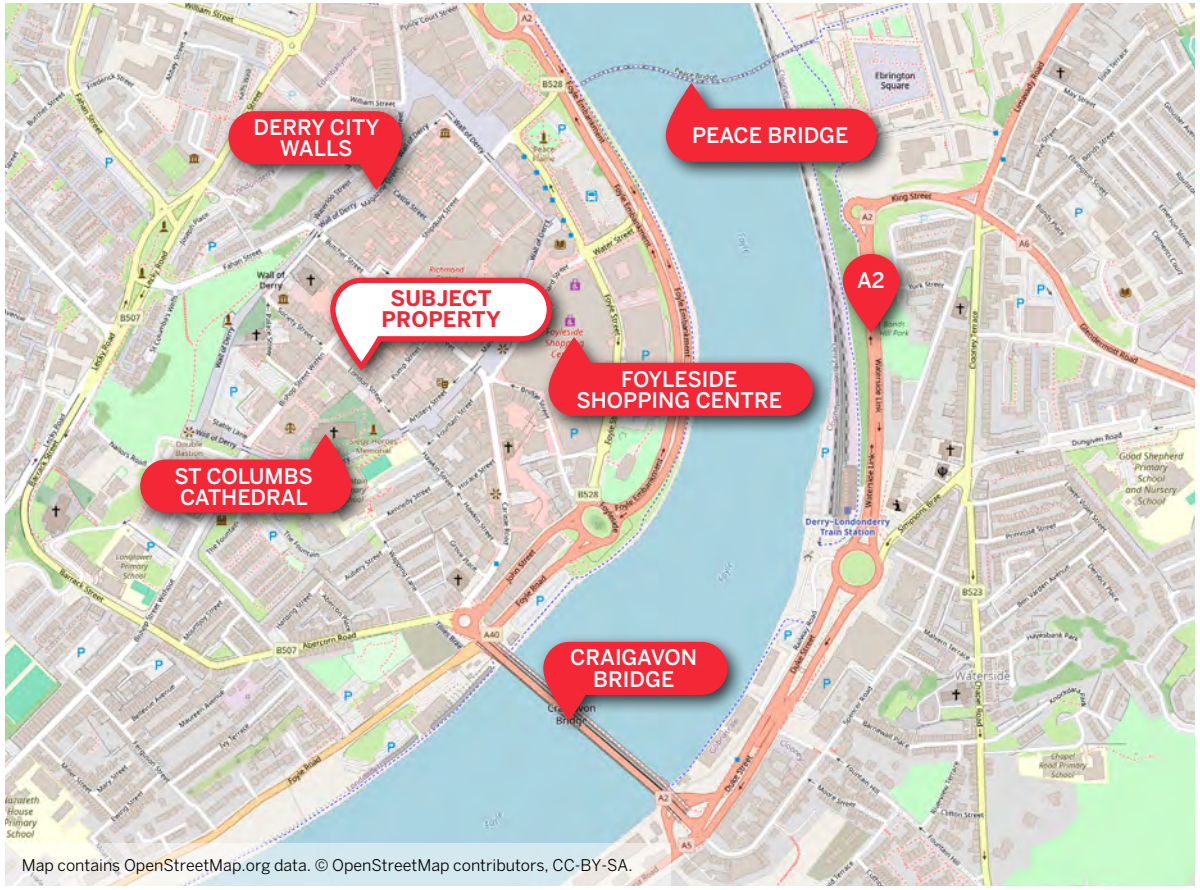
We understand from a review of the Land & Property website, the approximate rates payable are as below:

	Number 14	Number 16
NAV	£2,850	£2,000
Rates Poundage 2025/26	0.694893	0.694893
Rates Payable	£1,980.45	£1,389.79

Please note
The property may benefit 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"

LOCATION



TITLE

Freehold

PRICE

£350,000

Individual bids may be considered on each property.

EPC

To be confirmed

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.

REF 23635

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Viewing strictly by appointment with the sole selling agent Lisney

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