

FOR SALE

2 Pump Street, Derry~Londonderry BT48 6JG

THREE FURNISHED APARTMENTS IN A PRIME CITY CENTRE LOCATION

Lisney

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

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FEATURES

Located within the historic Derry City Walls

Just 20 metres from Richmond Centre and 40 metres from Foyle side

3no. two bedroom apartments across 1st, 2nd and 3rd floors

Small, modern passenger lift

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

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

Ready for immediate occupation

LOCATION

Derry~Londonderry is the regional capital of the North West with a population of circa 151,000. The city is a major tourist destination and pre-Covid experienced circa 310,000 overnight stays per year and visitor spend of circa £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 subject apartments are located on Pump Street, ideally located between Richmond Centre at the bottom of Pump Street and St.Columb's Cathedral at the top of Pump Street. Other local

attractions within walking distance include the Foyle side Shopping Centre, the City Walls, Ebrington Square, 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, all of which are within walking distance.



Image courtesy of VisitDerryPass

LOCATION





View from the property



Front of property

DESCRIPTION

The subject property comprises three upper floor apartments accessed from Pump Street.

The ground floor entrance is directly off Pump Street and opens into a hallway leading to an internal front door and wide stairwell. Once inside the internal front door, a wide staircase runs to the top floor, providing access to all apartments.

The front door benefits from intercom access to the upper floors and the property also boasts a small, modern passenger lift from 1st floor to 3rd floor.

The apartments are being sold as seen, fully furnished and ready to be used immediately.

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

- [booking.com](https://www.booking.com)
- [airbnb.com](https://www.airbnb.com)
- [historicderryrentals.com](https://www.historicderryrentals.com)
- [online-reservations.com](https://www.online-reservations.com)
- [visitbishopstreetandthefountain.com](https://www.visitbishopstreetandthefountain.com)



Rear of property

FIRST FLOOR APARTMENT

The first floor apartment is the smallest of the three apartments and comprises of a light and bright open plan kitchen/living room, two double bedrooms, bathroom and en suite. The first floor rear bedroom benefits from patio doors opening onto a large flat roof which has been used as a terrace previously. The apartment currently sleeps 4 people.

The areas below are approximate areas from measurements taken on site:

Room	sqm	sqft
Living area	20.17	217
Bed 1	11.15	120
En suite	2.4	26
Bed 2	14.21	153
Hallway	5.52	59
Bathroom	1.64	18
Total	55.09	593





SECOND FLOOR APARTMENT

The second floor apartment is the largest of the three apartments, gaining additional space from a galley kitchen accessed off the open plan living room/dining room. The second floor bedrooms comprise of a double bedroom with en suite at the front of the property with a bathroom and double/triple bedroom to the rear. A balcony is accessed from the rear bedroom.

The areas below are approximate areas from measurements taken on site:

Room	sqm	sqft
Living area	29.33	316
Bed 1	11.16	120
En suite	1.93	21
Bed 2	14.37	155
Hallway	7.32	79
Bathroom	1.62	17
Total	65.73	708





THIRD FLOOR APARTMENT

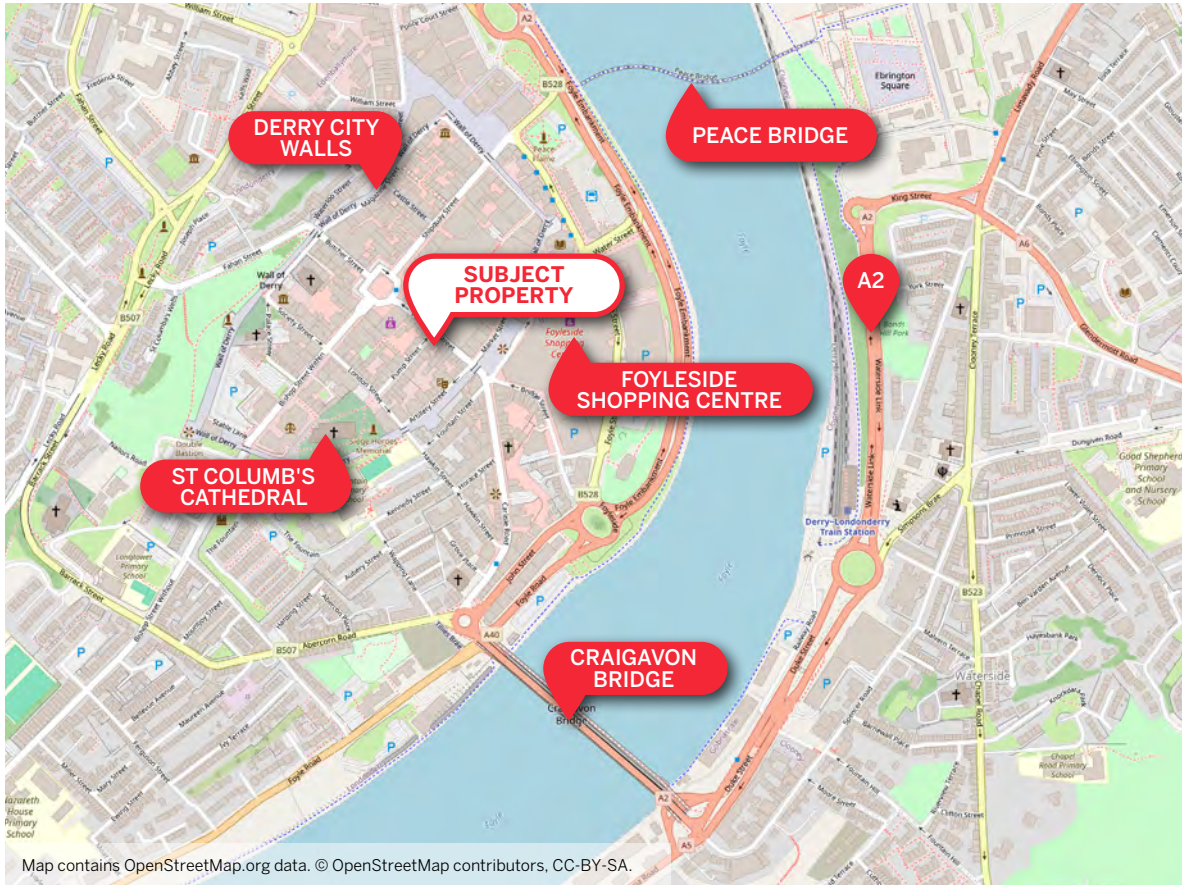
The third floor apartment is of much the same layout as the second floor and comprises of a living room with open plan kitchen/dining room. The bedrooms comprise of a double bedroom with en suite to the front of the apartment with a bathroom and double/triple bedroom with balcony to the rear.

The areas below are approximate areas from measurements taken on site:

Room	sqm	sqft
Living area	26.50	285
Bed 1	6.8	73
En suite	1.9	20
Bed 2	14.67	158
Hallway	5.59	60
Bathroom	1.99	21
Total	57.45	618



LOCATION



RATES PAYABLE

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

	Apt 2A	Apt 2B	Apt 2C
NAV	£2,000	£2,000	£2,000
Rates Poundage 2024/25	£0.667608	£0.667608	£0.667608
Rates Payable	£1,335	£1,335	£1,335

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."

TITLE

Freehold

PRICE

£330,000 exclusive

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 23819

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Viewing strictly by appointment with the sole selling agent Lisney

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