

FOR SALE

9 Carrakeel Drive, Maydown, Derry~Londonderry BT47 6UQ

PROMINENT ROADSIDE COMMERCIAL UNIT TOTALLING APPROXIMATELY 1,586 SQFT ON A SITE OF 0.3 ACRES

Lisney

COMMERCIAL REAL ESTATE



FEATURES

Modern commercial premises with roadside prominence

Accommodation totalling approximately 1,586 sqft on a secure site of 0.3 acres

Suitable for a range of retail, convenience, trade and drive-to uses (STPP)

Opportunity for redevelopment for drive-through uses (STPP)

LOCATION

The subject occupies a prominent roadside location in Maydown, offering exceptional visibility and direct access to the A2, placing it within minutes of Derry/Londonderry and key transport routes throughout the rest of the province.

Surrounded by established commercial and industrial occupiers, it provides an ideal environment for drive-through/to, retail, trade or service-led uses (STPP).

DESCRIPTION

The subject property comprises a modern, single-storey commercial unit totalling 1,586 sqft which is suitable for a broad range of retail, service and food-led uses.

Formerly operating as a convenience store, the accommodation has been finished to a high standard and benefits from wood-effect flooring, painted walls, air-conditioning, and a suspended ceiling incorporating a combination of LED and pendant lighting.

Externally, the premises occupy a securely fenced site of approximately 0.3 acres, providing a tarmacked customer car park to the front together with a dedicated service area to the side and rear. The self-contained nature of the site offers excellent operational efficiency and strong suitability for a variety of occupier requirements.





ACCOMMODATION

The areas below are approximate:

Description	sqm	sqft
Sales Floor	133.13	1,433
Office/Staff Area	14.32	153
Total	147.45	1,586

TITLE

We understand the property is held by way of a long leasehold title of 999 years from 20th March 1987.

RATES PAYABLE

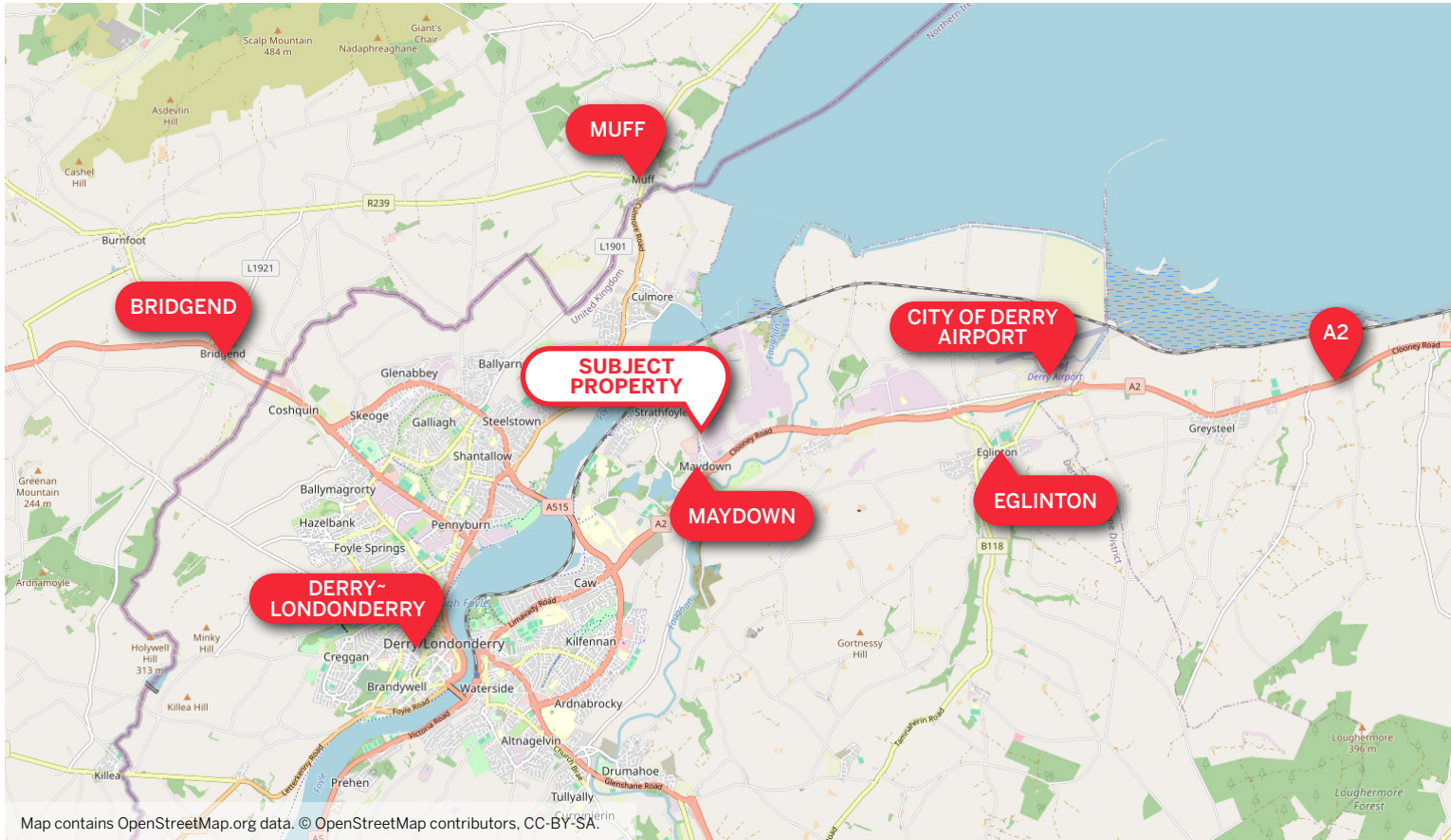
NAV:	£9,050
Rates Poundage 2025/26:	0.694893
Rates Payable:	£6,288.78

PRICE

Price on application



LOCATION



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.

EPC

The property has an Energy Efficiency rating of 44B. The full Certificate can be made available upon request.

SCORE	ENERGY RATING	RATING
<0	A+	
	Net zero CO ₂ emissions	
0-25	A	
26-50	B	
51-75	C	
76-100	D	
101-125	E	
126-150	F	
>150	G	
		44 B

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 25052

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For further information:

Jonathan Haughey: 028 9050 1540 / 07718 571 498

jhaughey@lisney-belfast.com

Viewing strictly by appointment with the sole selling agent Lisney

Lisney Commercial Real Estate

3rd Floor, Montgomery House

29-33 Montgomery St, Belfast BT1 4NX

Tel: 028 9050 1501

Email: property@lisney-belfast.com

[lisney.com](https://www.lisney.com)



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