



## TO LET

Excellent Hot Food / Takeaway, Café and Retail Units Available in Highly Prominent, Newly Built, Petrol Filling Station Development

**172-174 Clooney Road, Greysteel, Co. Derry, BT47 3DY**



**OKT**  
O'CONNOR KENNEDY TURTLE

# LOCATION

The subject is located on the Clooney Road in Greysteel, c. 10 miles to the east of Derry and 7.3 miles to the west of Limavady.

Clooney Road is one of the busiest commuter routes carrying a large amount of vehicular traffic to and from Derry to major neighbouring towns such as Coleraine and Limavady.

The subject occupies a prominent site in the centre of the village overlooking the Lough Foyle.

# DESCRIPTION

The property benefits from extensive frontage onto the Clooney Road and as such enjoys superb levels of visibility to passing vehicular and pedestrian traffic.

The subject is nearing completion and comprises of a convenience store with a fuel food court and 4 no. units with planning consent for hot food / takeaway, and retail stores. The scheme also benefits from c. 93 car parking spaces.

The accommodation will be finished to developers shell specification with glazed aluminium shop fronts and capped services ready for tenant fit out.

The units would be suitable for a wide variety of uses, subject to any necessary planning / statutory consents. For further information please contact the agents.

# ACCOMMODATION

Description	Area sq m	Area sq ft
UNIT 1	C. 92 sq m	C. 990 sq ft
UNIT 2	C. 92 sq m	C. 990 sq ft
UNIT 3	C. 171 sq m	C. 1,841 sq ft
UNIT 4	C. 109 sq m	C. 1,173 sq ft

## 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 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

FILE REF: 9464

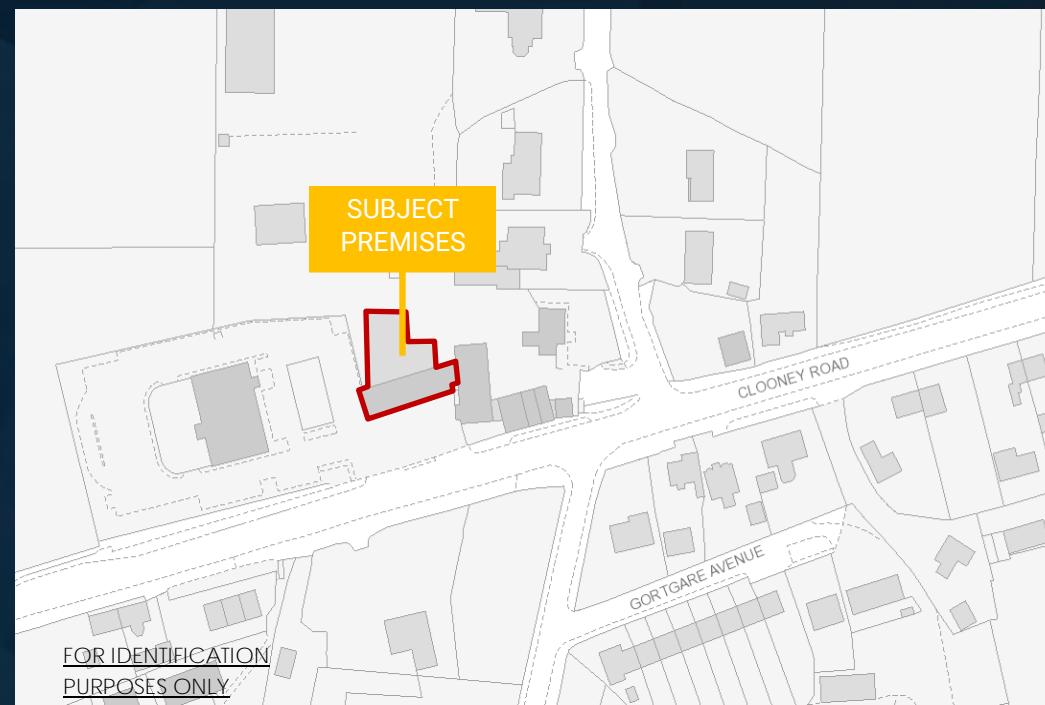




Photo Gallery  
Clooney Road, Greysteel

# LEASE DETAILS

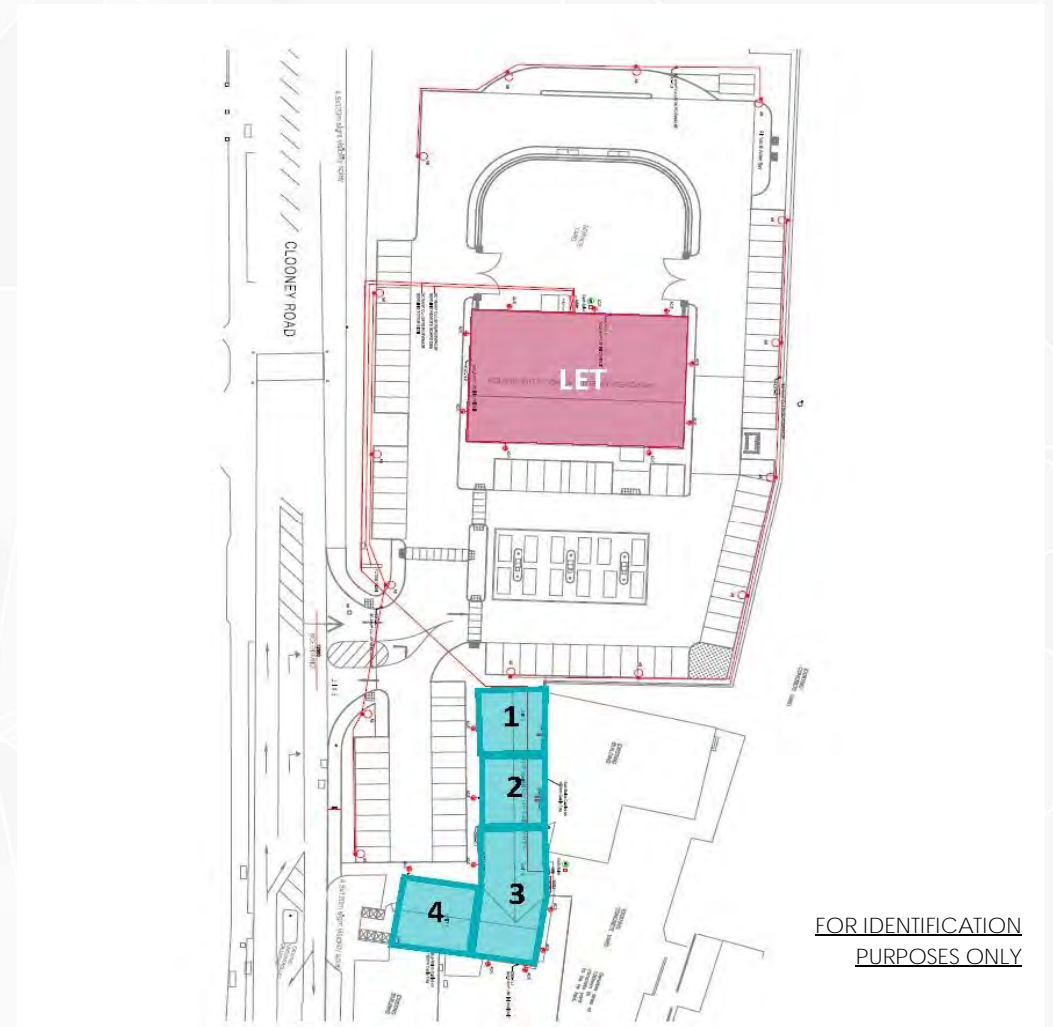
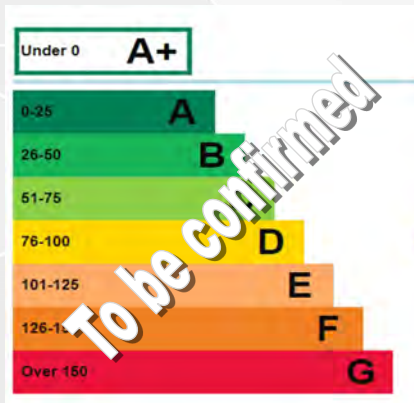
RENT: On Application  
TERM: Negotiable, subject to 5 yearly rent reviews  
REPAIRS / INSURANCE: Effective full repairing and insuring terms  
SERVICE CHARGE: Applicable  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

# RATES

To be confirmed. The commercial rate in the pound for 2022 / 2023 is £0.523981.

Please note that all prospective purchasers should make their own enquiries to confirm the NAV / rates payable.

# EPC CERTIFICATES



# CONTACT DETAILS

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