

WHELAN



FOR SALE

DODDS BAR
Foyle Road, Londonderry

On the instructions of Tom Keenan of Keenan CF acting as Fixed Charge Receiver

- Compact easily managed bar and off-sales with contemporary fit out.
- Prominently located on Foyle Road in Derry city.

ARTHUR HOUSE
41 ARTHUR ST
BELFAST
BT1 4GB
T: 02890 447144
W: whelan.co.uk

An alliance member of
 BNP PARIBAS
REAL ESTATE

ACCOMMODATION

GROUND FLOOR

Public bar, (39 sqm – 420 sqft)

Finished with a timber strip floor and plastered and painted walls and ceiling. Fitted with a timber bar server with canopy and customer seating at high bar stools and upholstered perimeter benches. Male and disabled W/Cs are located to the rear with stairs leading to the first floor lounge / function room.

Off-Sales (35.7 sqm – 384 sqft)

Self contained off-sales shop with own door access, and internally connected to the bar server for ease of staffing. Finished with a tiled floor and plastered and painted walls and ceiling,. Fitted shelving and walk in fridge. Providing access to keg store, staff W/C and store room

FIRST FLOOR

Lounge Bar / Function Room (48 sqm 518 sqft)

With panoramic views over the river Foyle and an external terrace area, , the lounge is finished with a timber strip floor and plastered and painted walls and ceiling and equipped with a small bar server fitted with roller shutter. A kitchen area and male and female customer toilets are provided.

FIXTURES AND FITTINGS

An inventory of those items to be included will be available once a sale has been agreed.

PRICE

Offers in the region of £175,000.

VAT

All prices, charges, rentals are quoted exclusive of VAT which may be applicable.

RATES

We are advised by the Land and Property Services that the NAV of the property is as follows: £9,000.

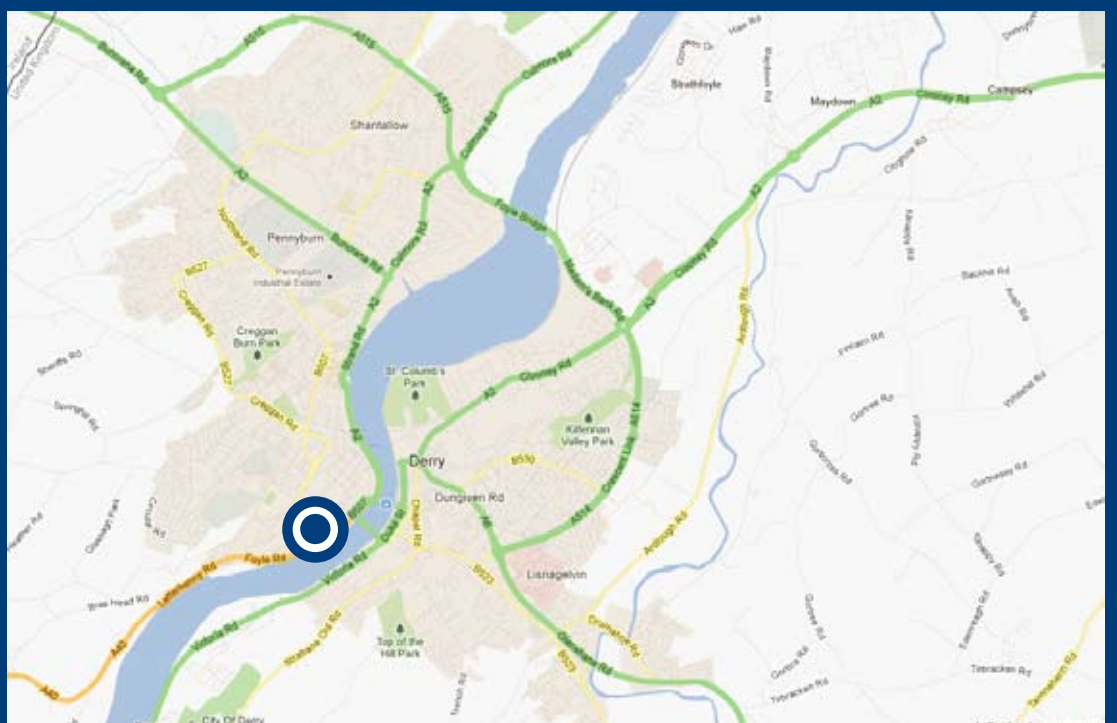
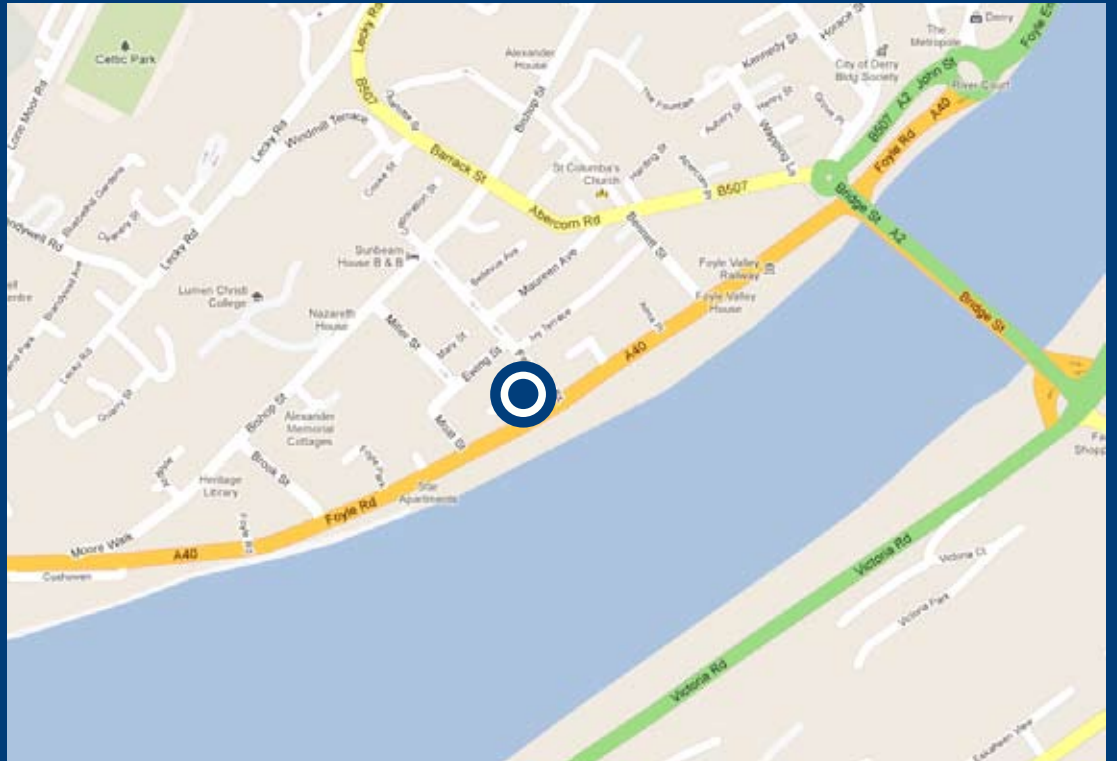
The commercial rate in the pound for Derry in 2012/2013 is £ 0.604

VIEWING

By appointment through sole agents: Whelan Commercial - 028 9044 7144



LOCATION MAP



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