



For Sale / To Let

Granny Annies

Bar and Restaurant

23-24 The Diamond,
Derry,
BT48 6PP



Location

Derry is an historic city situated approximately 70 miles North West of Belfast. The population of the Derry urban area at the 2011 census was 105,066. Derry is a commercial and administrative centre for the north west of the province.

The premises occupy a prominent corner site in the commercial core of the city overlooking The Diamond at the Bishop Street junction, close to the Butcher's Gate section of the city's historic walls. The immediate vicinity is mainly retail use. There are two major shopping centres in the city centre - Foyleside and the older Richmond Centre which is located diagonally opposite on The Diamond.

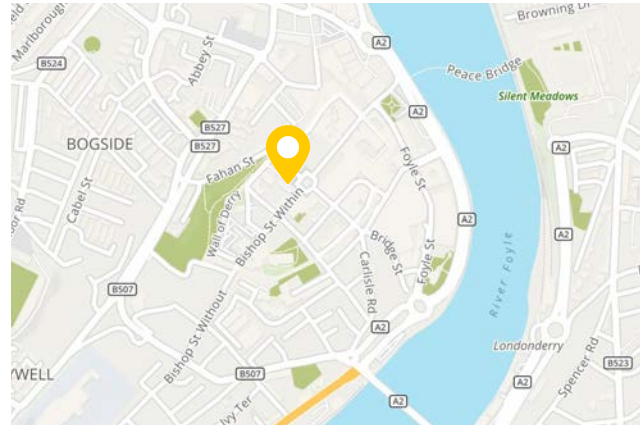
Premises

Substantial licensed premises laid out over basement, ground and three upper floors. The two trading floors with internal stairs and lift access provided for customers. The two trading floors are located on the ground and first floors including a fully fitted commercial kitchen, with internal stairs and lift access provided for customers.

Floor Areas

Floor	Sq Ft	Sq M
Basement	2000	158.8
Ground	4854	451.0
First	5193	482.4
Second	5590	519.3
Third	4911	456.2
Total	22,548	2094.7 (GIA)

Includes - 3 Bishop Street Retail Premises



Tenure

Freehold / Long leasehold

Liquor Licence

Public house licence granted under Article 5(1)(a) Order 1996

Entertainment Licence

Current entertainments Licence for a capacity of 430 persons internally on the ground floor and first floor areas.

Rateable Value

£97,000
(£100,000 revaluation proposed 2020)

EPC Rating

E104

Accounts

Will be provided to bona fide parties on request

Price

Offers over £1,500,000

Rent

£150,000 per annum

Includes all fixtures and fittings but does not include Granny Annies branding.

Contact

Brian Nixon FRICS

E: brian.nixon@whelan.co.uk
M: 078 0103 2053
T: 028 9091 8650

