



FOR SALE

14 Clarendon Street, Derry~Londonderry BT48 7ET

**WELL LOCATED COMMERCIAL PREMISES COMPRISING APPROX. 2,298 SQFT
WITH POTENTIAL FOR RESIDENTIAL CONVERSION (STPP)**

Property outline for indicative purposes only



Commercial Real Estate
From every angle

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**WELL LOCATED COMMERCIAL
PREMISES COMPRISING
APPROX. 2,298 SQFT WITH
POTENTIAL FOR RESIDENTIAL
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Features

Attractive four-storey period property
extending to approximately 2,298 sqft

Potential for refurbishment, residential
conversion or alternative uses (STPP)

Convenient cityside location within
walking distance of the city centre and
Ulster University

LOCATION

The property is situated on Clarendon Street on the Cityside of Derry~Londonderry, within easy walking distance of the city centre. The surrounding area comprises a mix of professional offices and residential accommodation, with a range of shops, cafés, restaurants and other amenities nearby.

Ulster University's Magee campus is also within walking distance, providing a convenient location close to the city's principal commercial, educational and leisure facilities.

DESCRIPTION

The property comprises a four-storey mid-terrace period building with an attractive red-brick façade, sash windows and an arched entrance with decorative fanlight. The building is set back from the pavement behind a small forecourt enclosed by traditional metal railings and includes a more modern extension to the rear.

Most recently occupied as offices, the accommodation provides a reception area and a range of individual rooms of varying sizes, together with WC facilities. The interior retains a number of period features,

including decorative corning, ceiling roses and moulded window surrounds, with generous ceiling heights and tall windows providing good natural light to the principal rooms. Finishes include painted walls, a mix of wood-effect flooring and carpeting, and surface-mounted lighting.

The property offers an opportunity for refurbishment and continued office occupation, with potential for residential conversion or alternative uses, subject to obtaining all necessary planning and statutory consents.



Office



ACCOMMODATION

DESCRIPTION		AREA SQM	AREA SQFT
GF	Reception	34.60	372
GF	Office	28.09	302
GF	Office	23.24	250
GF	Kitchenette	4.40	47
1F	Office	23.75	256
1F	Office	12.10	130
1F	Office	21.19	228
1F	Bathroom	4.41	47
2F	Office	12.16	131
2F	Office	21.00	226
3F	Office	21.60	233
3F	Office	7.04	76
Total		213.58	2,298

TITLE

We understand the property is held by way of freehold title.

RATES PAYABLE

NAV:	£14,500
Rates Pounding 2026/27:	0.721635
Rates Payable:	£10,464

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 G166. 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	166 G

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From every angle

FOR MORE INFORMATION

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VIEWING

Viewing is strictly
by appointment
with the sole agent
Ambit CRE

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