

ROBERT FERRIS



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

73 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

www.robertferris.co.uk

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ROBERT FERRIS

Estate Agents & Valuers

FOR SALE

80 Duke Street, Waterside, L'Derry, BT47 6FP

www.robertferris.co.uk



Situated in a high profile location Previously a Chinese Restaurant/Takeaway For Over 50 Years Restaurant fully equipped and ready for use

PRICE: Offers Around £75,000

Residential & Commercial Sales/Lettings



3 Ebrington Terrace, Limavady Road, Londonderry, BT47 6JS Tel: (028) 7134 2444 Fax: (028) 7134 3370 Email: sales@robertferris.co.uk





**Entrance hall :- 5'7" x 3'5"**  
Tiled floor, electric control panel.

**6'10" x 7'2"**  
Tiled floor, power points, radiator.

**Half door to hall area, tiled floor**

**12'4" x 31'** at widest point  
Restaurant setting area, tiled floor, power points, radiators, electric controlled shutter.

**Hall :- 7'2" x 7'2"**  
Tiled floor

**WC :- (Gentlemen) 4' x 3'3"**  
Tiled floor, close coupled toilet, wash hand basin wall fitted, full walls wooden effect panelling.

**WC :- (Ladies) 13'4" x 3'6"**  
Tiled floor, close coupled toilet, wash hand basin wall fitted, full walls wooden effect panelling.

**Kitchen :- 9'7" x 29'5"** at widest point  
Tiled floor, power points, three stainless steel wash hand basins with drainers, some walls full stainless steel wall fitted panelling, tiled splash back, telephone point, large stainless steel extractor fan, two fire extinguishers, one fire blanket, Veritas key pad for alarm system, gas emergency control panel, selection of commercial cooking appliances included sold as seen.

**Rear :-**  
Part tiled floor, concrete area, three black bins, one medium brown, and two blue, outside light, door to enclosed area, water tap, large extractor fan flue, UPVC gutters & downspouts.

**WC :- 3' 11" x 5'3"**  
Tiled floor, half wall tiled splash back, low level toilet, wash hand basin wall fitted.

**Wood effect Vinyl flooring, power points, UPVC** panelled ceiling and part wall, selection of commercial appliances included in sale sold as seen.



**Stairs to first floor :-**

**Hall :- 16'8" x 4'7"** at widest point  
Part wooden effect vinyl flooring, some walls full wooden panels, alarm system wall  
Fitted sensor.

**Room One :- 7'4" x 12'9"**  
Tiled effect vinyl flooring, built in shelving with work top space over, some walls full wooden Panels, **FIR-MUS ENERGY** gas control unit and emergency main cut of point.

**Room Two :- 12'11" x 9'**  
Tile effect vinyl flooring, power points, built in shelving with work top space over, some walls full wooden panels.

**Arched area 8'10" x 12'10"** at widest point

**Left area side :-** rear Tile effect vinyl flooring, power points, ceiling fitted gas detector.

**Right area side rear** tile effect vinyl flooring, power points, some walls half tiled splash back see picture.

**Ground floor :-** 1,050 SqFt

**First floor :-** 690 SqFt

**Total :-** 1,740 SqFt

**Rates :-** £3,000 PA (2017-2018 APPROXIMATELY)

**TO DOWNLOAD ENERGY PERFORMANCE CERTIFICATE PLEASE GO TO :-**  
[www.epbniregister.com](http://www.epbniregister.com) = click on (RETRIEVE AN ENERGY PERFORMANCE CERTIFICATE)  
then enter 24 digit number RRN :- 0992-9883-0730-3300-8803 and click (REPORT RETRIEVAL)

Please note that we have not tested the services or systems in this property.  
Buyers should make/commission their own inspection if they feel it necessary.

Viewing .... By appointment with Sole Selling Agent  
Telephone: - (028) 7134 2444

