

GUIDE PRICE  
**To be advised**

BIDDING DEPOSIT  
**£3,500**

DIGITAL AUCTION DATE  
**10th December 2019**



## **11 Ferguson Crescent, Castlederg, County Tyrone BT81 7AF**

Freehold three floor terraced building arranged as a ground floor shop with 4 x 1 bedroom self-contained flats above. Part vacant possession

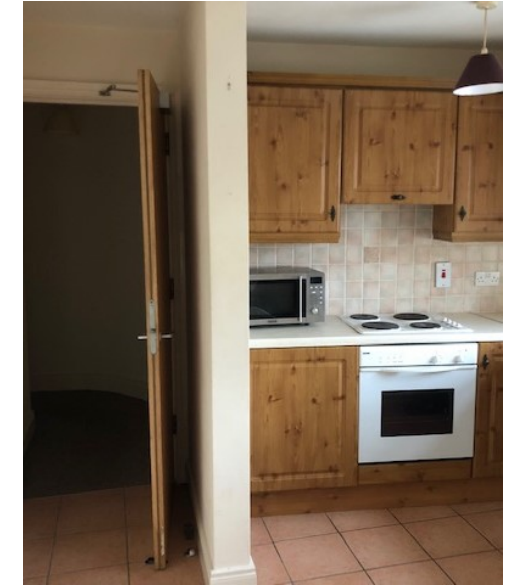
**Bid1.**

## Property Summary

- Central location
- Ground floor shop & 4 x 1 bedroom flats above
- Total rent reserved £13,260 per annum with vacant possession of two flats

## Location

Castleberg is a picturesque village located approximately 25 miles south west from Derry/Londonderry and 11 miles south of Strabane. The property is situated within a central location at the junction with Ferguson Crescent and Kilclean Road. Other local traders include a mini market, a restaurant and a public house as well as several other local independent traders nearby. Recreation facilities can be found at in the surrounding countryside.



## Tenure

Freehold

## Viewings

Please refer to our website for further information

## Accommodation/tenancies (Approximate dimensions)

Unit	Accommodation	Tenancy	Rent
Flat D	Open plan kitchen/reception room, bedroom, Bathroom/wc Gross internal area 29.3 sq m (315.3 sq ft)	Let on a tenancy at a rent of £75 per annum	£3,900 per annum
Flat C	Open plan kitchen/reception room, bedroom, Bathroom/wc Gross internal area 29.3 sq m (315.3 sq ft)	Vacant	
Flat B	Open plan kitchen/reception room, bedroom, Bathroom/wc Gross internal area 29.3 sq m (315.3 sq ft)	Let on a tenancy at a rent of £75 per week	£3,900 per annum
Flat A	Open plan kitchen/reception room, bedroom, Bathroom/wc Gross internal area 27.4 sq m (295 sq ft)	Vacant	
Ground floor shop	Retail area, store room, kitchen, disabled wc, Gross internal area 55.9 sq m (602.1 sq ft)	Let on a lease to an individual to Altered Image at a rent of £105 per week.	£5,460 per annum

## Total Rent Reserved

**£13,260 per annum with vacant possession of two flats**

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## Contact BidXL

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