

GUIDE PRICE  
**£75,000**

BIDDING DEPOSIT  
**£3,500**

DIGITAL AUCTION DATE  
**22nd July 2020**



## **26 Argyle Terrace, Derry, County Londonderry BT48 0DW**

Freehold two-floor terraced house arranged as two self-contained flats - Investment

**Bid1.**

## Property Summary

- Freehold terraced house
- Arranged as two x one bedroom self-contained flats (not verified)
- Subject to occupational tenancies (not verified)
- Total gross internal floor area 71 sq.m (764.2 sq.ft)

## Location

Derry / Londonderry is the second largest City in Northern Ireland and currently has a residential population of c. 107,877 and a cross border catchment of 400,000.

The subject property is located on Argyle Terrace to the North West of the City Centre (c. 2 miles away) and in close proximity to Northland Road, one of the main thoroughfares running through the City. The subject property is situated in close proximity to the Magee Campus of the Ulster University, Brooke Park and Creggan Park. The immediate area has a number of local shops, services and amenities

## Accommodation

Flat (2): Bedroom, reception room / kitchen, bathroom/wc  
Flat (1): Bedroom, reception room / kitchen, bathroom/wc

## Tenancy

We understand that flat 1 is currently tenanted at £400 per month and flat is at £400 per month

## Total Rent Reserved

£9,600 per annum

## Note

**Please refer to the legal pack regarding the occupational tenancies for further information.**

**The property has not been inspected by the auctioneers, and prospective purchasers must rely on their own enquiries**

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## Contact BidX1

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