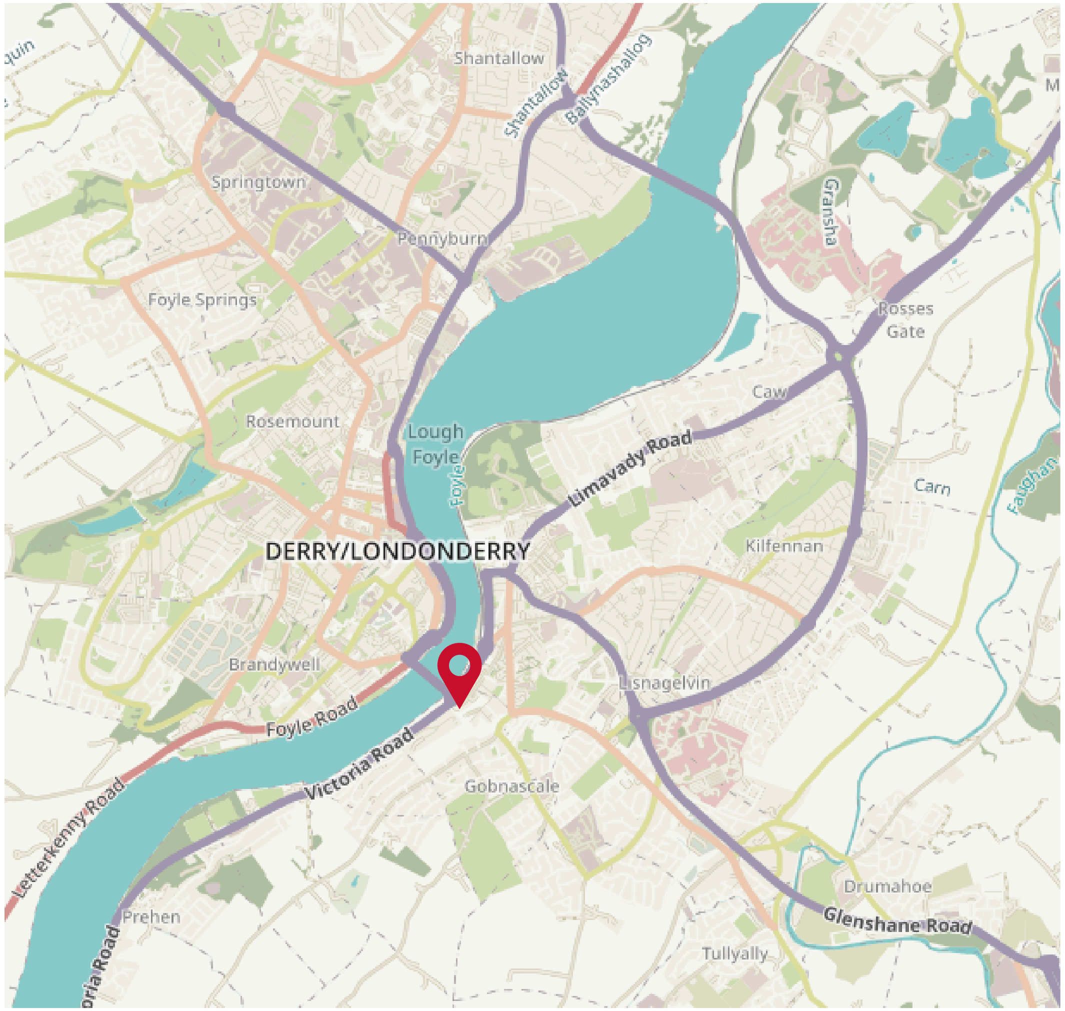
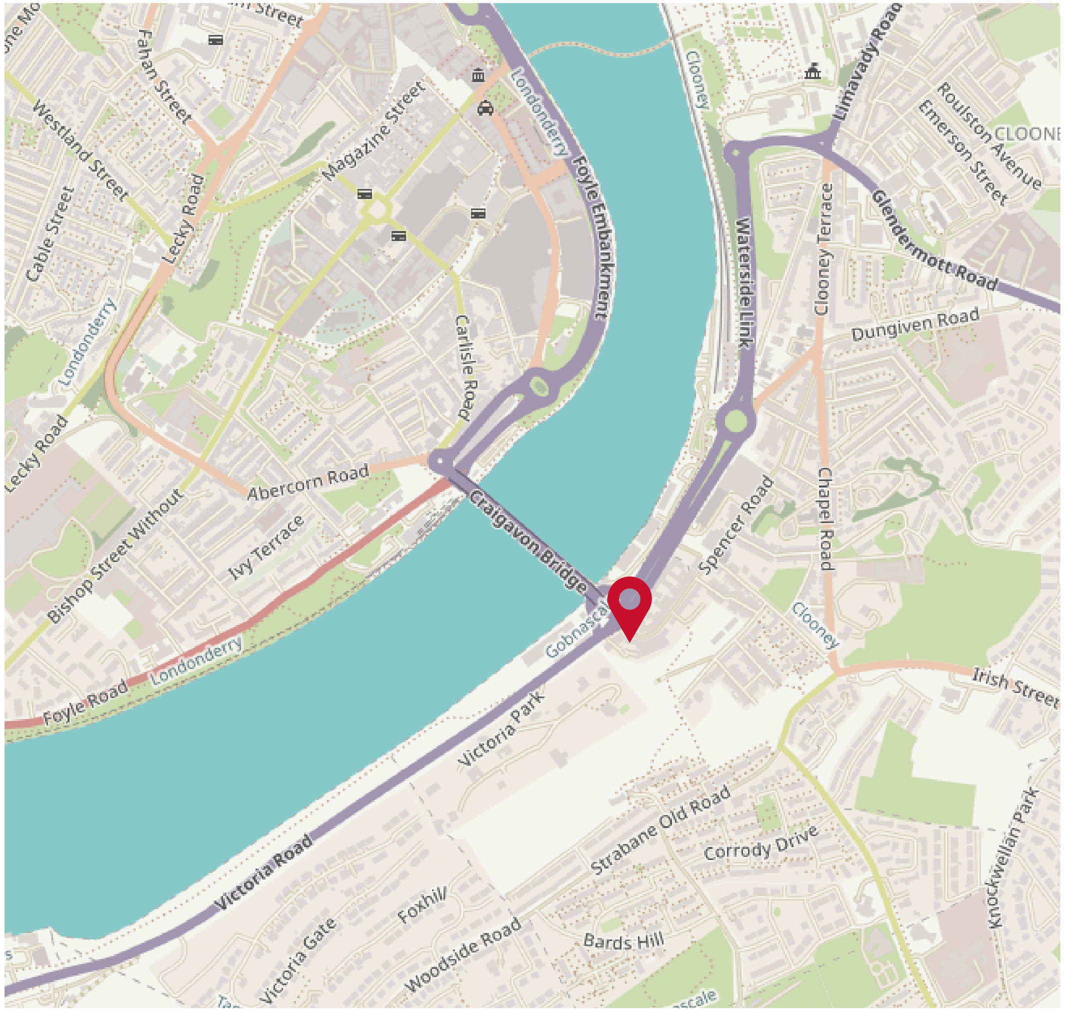
FOR SALE

Lambert Smith Hampton

1 Victoria Court, 1 Victoria Road, Derry~Londonderry, BT47 2BT

Fully let to DP Realty Limited producing £28,000 per annum with 13.60 years' unexpired term





LOCATION

Derry City, the principal city of Co. Londonderry, is the second largest city in Northern Ireland and straddles the River Foyle. Londonderry is one of Ireland's oldest cities and its centre is still enclosed by the city walls. The city is serviced by two major roads, the A5 Derry/Dublin Road and A6 Derry/Belfast Road, and one national primary route, the A13 Derry/Donegal. Derry is situated 146 miles north west of Dublin, 72 miles north west of Belfast and 46 miles north east of Donegal town. According to figures documented by Census 2021, Derry had a population of 84,884. The City was named as the UK's inaugural city of culture for 2013.

The subject property occupies a highly prominent position on the ground floor at the corner of the Victoria Court apartment development, within the Waterside area of the city. The property benefits from frontage onto Spencer Road and Victoria Road, situated directly opposite the Craigavon Bridge.

DESCRIPTION

The property occupies a prominent site on the corner of Victoria Road and Spencer Road, in the Waterside Area of Derry~Londonderry. The building is arranged over ground floor only with return frontage onto Victoria Road and extends to approximately 174.37 Sq. M (1,877 Sq. Ft.).

The building is of masonry construction which is rendered and painted externally and finished with feature red brick. Internally, the unit is finished with a typical Domino's fit out to include a modern full height glazed shop front with a fully fitted commercial grade kitchen area. There are a range of appliances to include Pizza ovens, over head extraction, walk in freezer unit and staff cleaning facilities. The shop is finished with non-slip vinyl floor coverings within the food prep area, and a wood effect vinyl in the customer area, suspended ceilings with recessed fluorescent box lighting, air handling units and CCTV surveillance cameras.

TENANCY

The subject property is let to DP Realty Limited on a 16-year full repairing and insuring lease from 14th October 2023 expiring on 13th October 2039. The current passing rent is £28,000 per annum. The rent is reviewed every five years to open market rent with the next rent review due on 25th October 2028. There is approximately 13.60 years unexpired term on the existing lease. A summary of the tenancy position is provided as follows:-

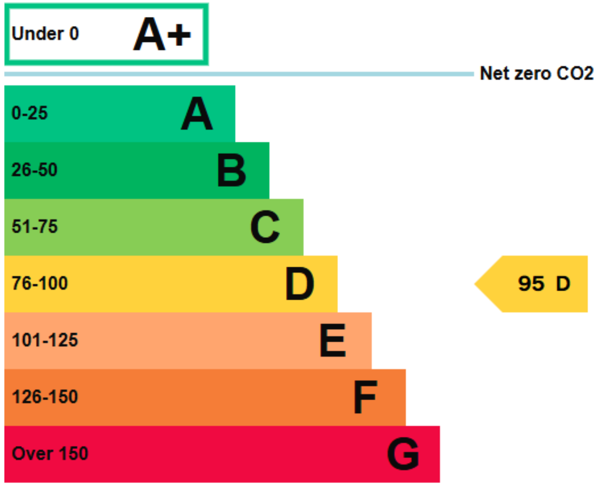
Tenant	Lease Start	Lease Expiry	Rent P.A.	Rent Review
DP Realty Limited	14/10/2023	13/10/2039	£28,000	25/10/2028

COVENANT

DP Realty Limited is a UK-based company incorporated in 1993, operating primarily as the property holding company for Domino's Pizza Group Plc. As at Q1 2026, DP Realty Limited have a Dunn & Bradstreet Rating of 2A3 with a Low-Moderate risk and a Tangible Net Worth of £6,586,000. As at 29th November 2024, DP Realty Limited recorded a Turnover of £3,347,000 and a Net Profit of £522,000.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

EPC RATING

The property benefits from an EPC rating of D95, a copy of which is available upon request.

For Further Information

CONTACT

Phil Lennon
07345 463 032
plennon@lsh.ie

Faye Calderwood
07355 608 642
fcalderwood@lsh.ie

TITLE

We are advised that the property is held by way of Freehold / Long Leasehold title.

RATEABLE VALUE

We have undertaken a search on Land & Property Services and understand the property has the following rateable value for 2025/26:-

Net Annual Value - £10,600.00

Rate in £ 2025/26 - 0.694893

Rates Payable (if applicable) per annum - £7,366

VALUE ADDED TAX

We have been advised that the subject property is VAT registered and therefore VAT will be charged in addition to the figures quoted within this brochure.

ASKING PRICE

We are instructed to seek offers in the region of **£415,000 exclusive** which represents a Net Initial Yield of 6.47% after standard purchaser's costs.

ANTI MONEY LAUNDERING

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser/ tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

Lambert Smith Hampton

www.lsh.ie