



For Sale
Prime Investment Opportunity

1 Waterside Centre, Glendermott Road,
Derry/Londonderry, BT47 6BG

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**FRAZER
KIDD**

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Summary

- A self-contained building totalling c.3,714 sq ft with private car parking currently occupied as a Dental Practice
- The existing Tenant secured a Change of use planning permission in 2022 and in 2024 carried out their extensive and high standard fit out of this grade B1 Listed Building
- The tenant trades as www.rosconnorclinic.com and is part of Portman Healthcare Limited
- Current passing rent of £32,500 pa

Location

Derry/Londonderry is the regional capital of the North West and the second largest city in Northern Ireland, with a population of approximately 85,000 (2021 census). The city benefits from excellent transport connections throughout the North West region via the A6 and A2 road networks, as well as public bus and rail services linking to Belfast and beyond.

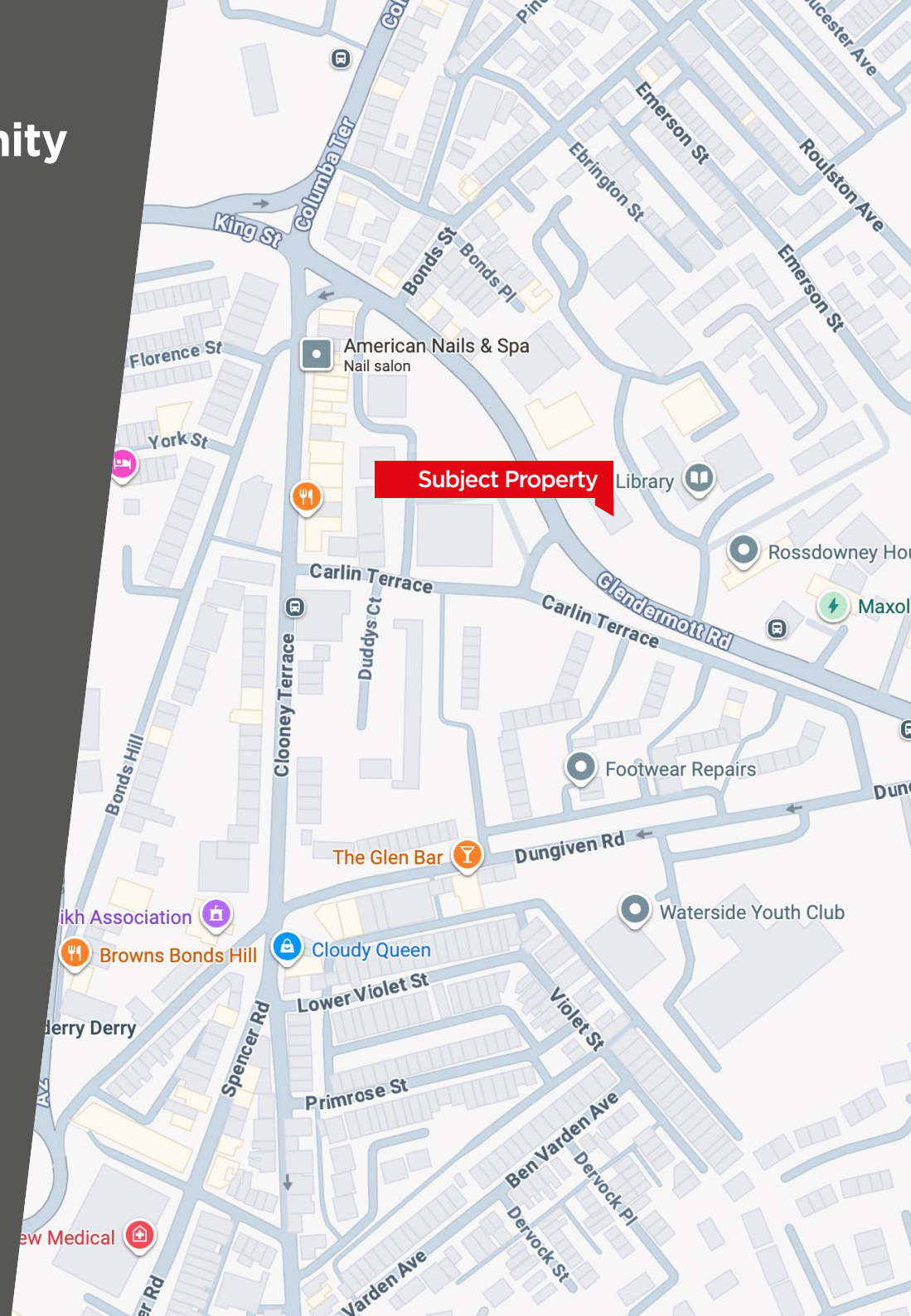
The Waterside Centre is prominently located on Glendermott Road, one of the main arterial routes connecting the city centre with the Waterside area and the wider eastern approaches to Derry/Londonderry. The Waterside area is a well-established and popular location, combining a mix of residential and commercial properties.

The surrounding area offers a variety of amenities including shops, restaurants, and local services, making it a vibrant and convenient destination within the city. The location also benefits from its proximity to key landmarks and facilities.

Approximate Walking Times:

- 15-minute walk to Peace Bridge and City Centre
- 10-minute walk to Ebrington Square
- 6-minute walk to Waterside Train Station
- 5-minute walk to Altnagelvin Hospital (by car or public transport)


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Description

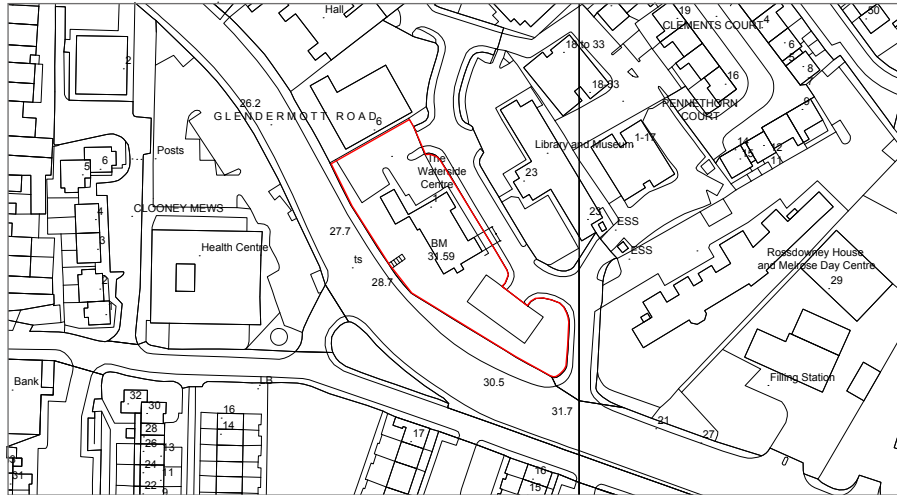
The property comprises a detached two storey office building set on a self-contained site with adequate car parking, surrounded by mature trees and lawns.

The property has been fitted out by Portman Dental Care to their very high clinical specification.

Accommodation

We calculate the approximate Gross Internal Areas to be as follows:

| Description | Sq. Ft | Sq. M |
|---|--------------|------------|
| Ground Floor | 2,060 | 191 |
| 1st Floor | 1,654 | 153 |
| Total Approximate Gross Internal Area: | 3,714 | 345 |



Not To Scale. For indicative purposes only.



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Tenancy Details

The subject property is let to Portman Healthcare Limited (company: 06740579), trading as Portman Dental Care for a term of 15 years expiring on 7th February 2038. The passing rent is £32,500 per annum.

- The tenant has a break option in 8th February 2028 & 8th February 2033 subject to providing 6 months notice
- Rent review dates 8th February 2029 and 8th February 2033
- A copy of the lease is available upon request

About Portman Healthcare & Covenant

Portman Dental Care is one of the UK and Ireland's leading dental groups, operating over 370 practices across both regions. The company was founded in 2008 by Sam Waley-Cohen and has since grown significantly through a combination of organic expansion and strategic acquisitions.

Portman is recognised for its focus on high-quality patient care, clinical excellence, and strong operational standards, making it a highly reputable and secure occupier.

Title

Assumed freehold/long leasehold

Price

We are seeking offers in the region of £450,000 exclusive of VAT and subject to contract. An acquisition at this level would reflect a net initial yield of 6.93%, after purchaser costs of 4.17%.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

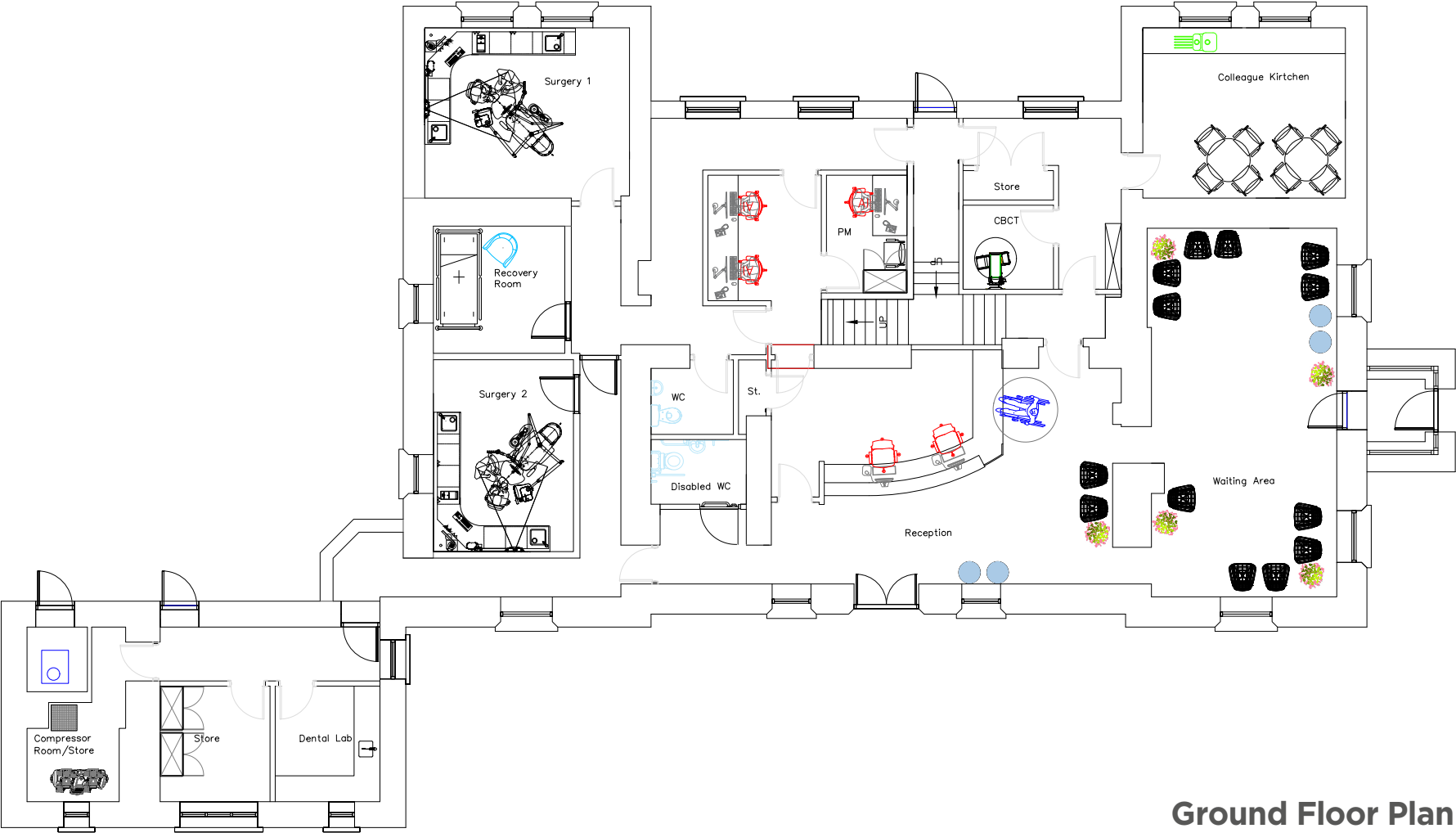
028 9023 3111

mail@frazerkidd.co.uk



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Ground Floor Plan

Not To Scale. For indicative purposes only.



For further information please contact:

Brian Kidd
07885 739063
bkidd@frazerkidd.co.uk

Beth Brady
07775 924283
bbrady@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB
028 9023 3111
mail@frazerkidd.co.uk
frazerkidd.co.uk

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