



For Sale – Recently Refurbished Prime City Centre Licensed Premises

The Diamond Nightclub, 23-24 The Diamond, Derry, BT48 6HP

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Extensively Refurbished Pub / Club in a Prime City Centre Location, with obvious Redevelopment Potential.

Location

The subject property occupies a highly prominent corner site on The Diamond, which is a prime pitch within the context of the city. The Diamond is the historic heart of the city and continues today to be a focal point for the city's commercial and social life.

The central location places in the heart of the nightlife for the city, with being located within close proximity of other popular venues on Waterloo Street and Shipquay Street.



Opportunity

Following an extensive refurbishment the subject offers a turnkey hospitality business opportunity, closing date for offers – 28th September 2026.



Location

Prime City Centre location on The Diamond in Derry City Centre.



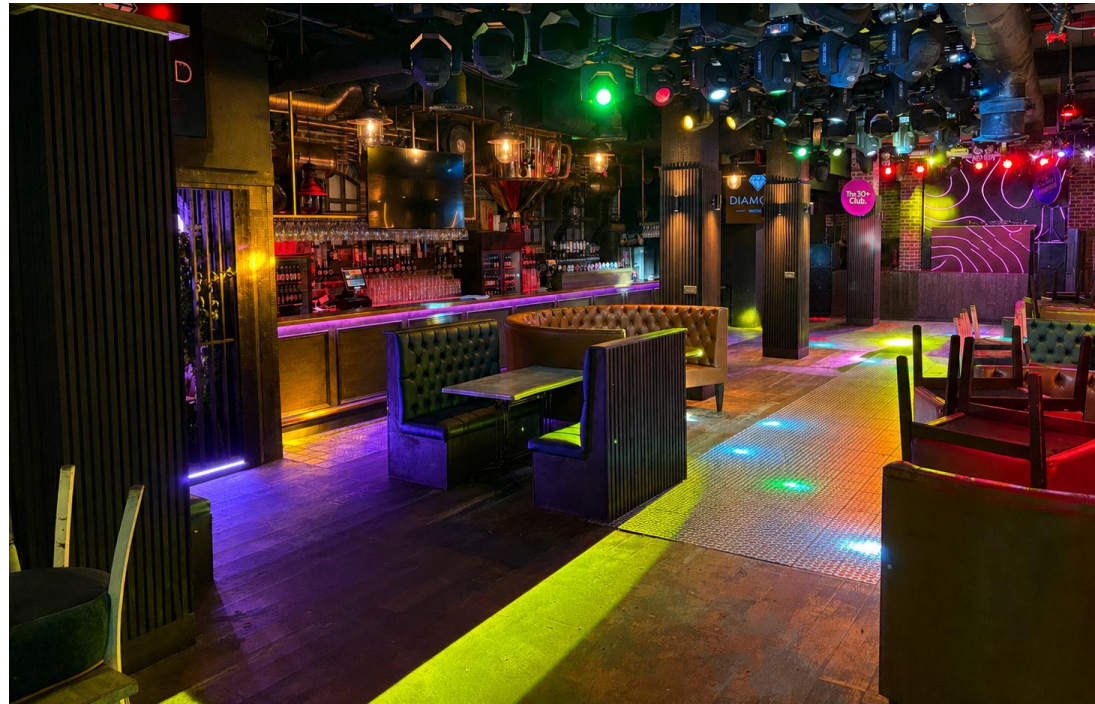
Size

Expansive 25,490 sq ft building suitable for future redevelopment .



Licence

To be sold with or without the benefit of the Article 5 (1) (a/b) Intoxicating Liquor Licence.



Accommodation

The property provides the following Gross Internal Areas:-

Accommodation	Sq M	Sq Ft
Basement	206	2,217
Ground Floor	544	5,856
First Floor	544	5,856
Second Floor	544	5,856
Third Floor	530	5,705
Total	2,368	25,490

The subject property comprises an expansive 4 storey (and basement) city centre building extending c. 25,500 sq ft. The property has recently undergone a complete refurbishment and now presents a buyer with a turnkey ready public house / nightclub opportunity.

The ground floor comprises a relaxed soft seating lounge to the front complete with its own bar servery, and to the rear a large open plan dancefloor with raised DJ deck. This area again benefits from its own large bar server. A toilet block finished to a high standard is located between both bar areas. The first floor, which has its own access off The Diamond has also been extensively refurbished to provide a nightclub / cocktail lounge. The first floor also provides a large block of male female WC's and a large commercial kitchen.

Both second and third floors are currently used as basic storage space but offer excellent scope, specifically the 4th floor (subject to necessary consents) could be turned into a large open air beer garden offering superb views across the city.



Fixtures and Fittings

All fixtures and fittings will be included if it is the intention of the purchaser to continue the existing business however, if the property is to be sold for alternative use, the vendor will undertake to provide complete vacant possession.

Liquor Licence

Article 5 (1) (a/b) Intoxicating Liquor Licence included in the sale.

Rates

The current NAV for the subject is £79,500 giving commercial rates payable for 2026/27 of £57,370 p.a.

Price

Price on application.

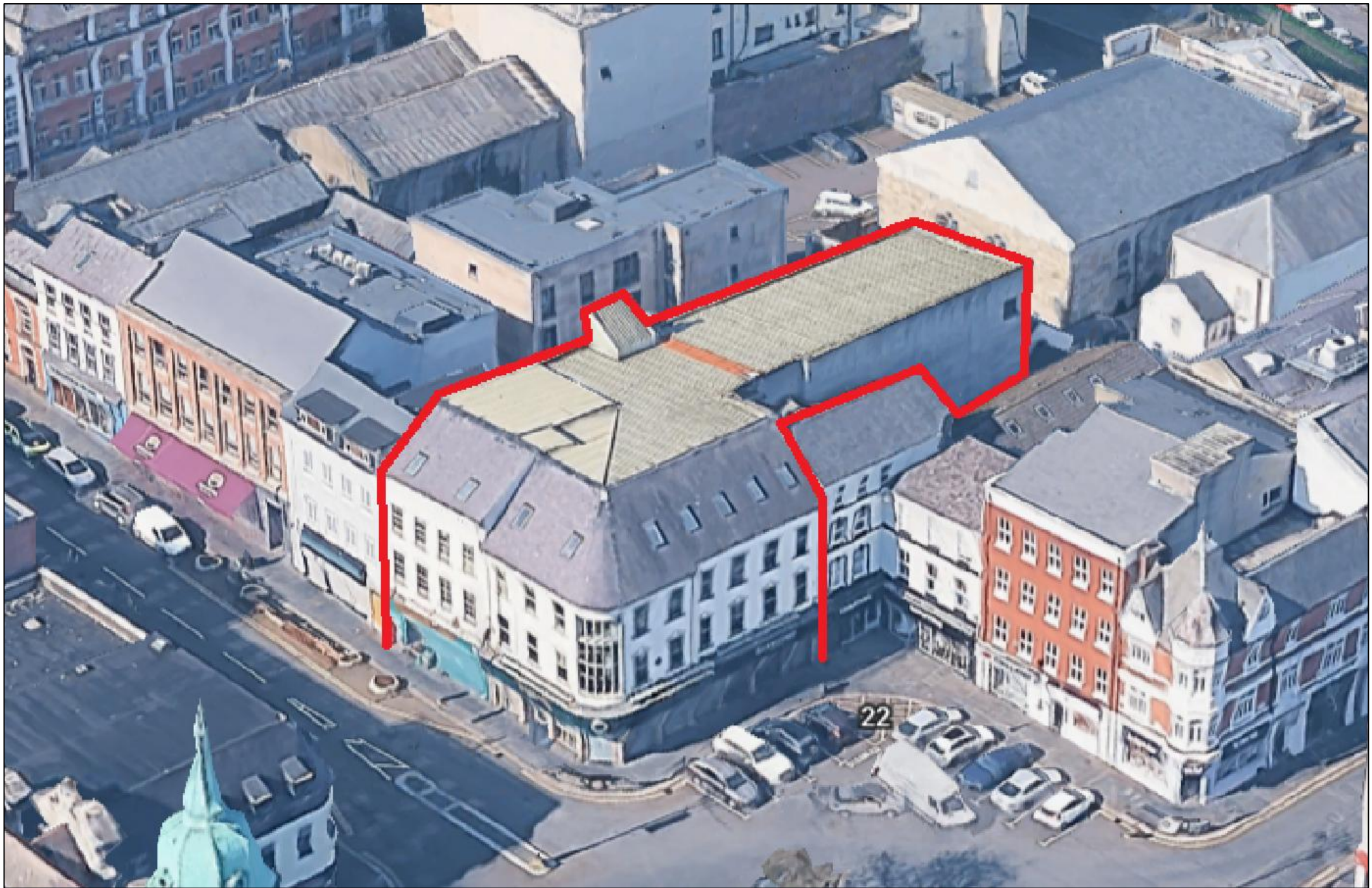
VAT

All prices and rentals quoted are exclusive of, and may be subject to VAT.

Closing Date

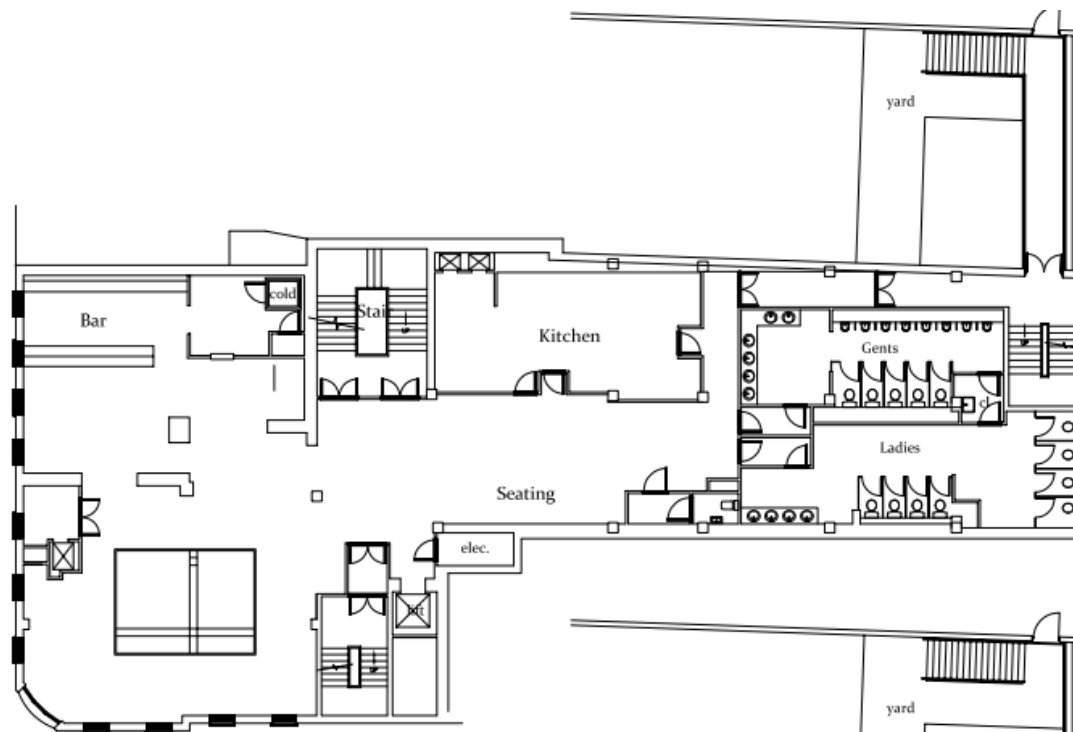
Informal written proposals to be received by the selling agent by 5pm 28th September 2026.



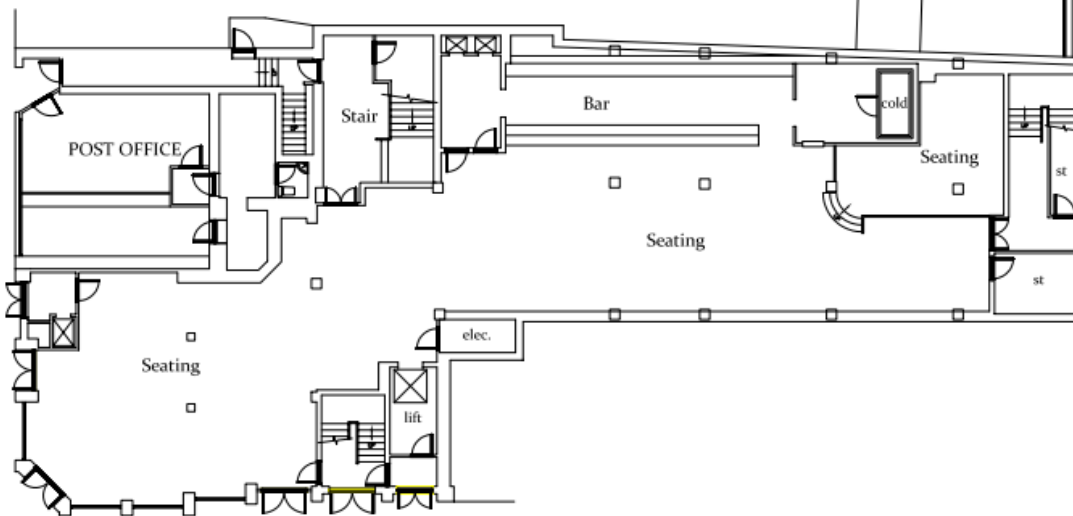


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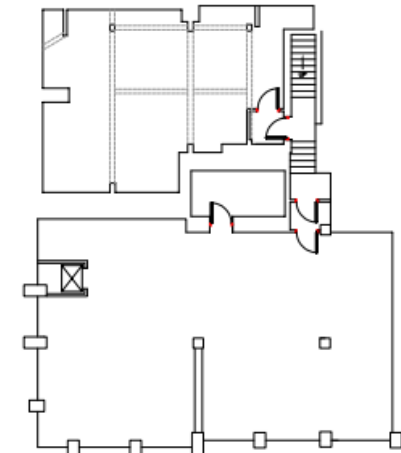
FIRST FLOOR PLAN -- 544 sqm



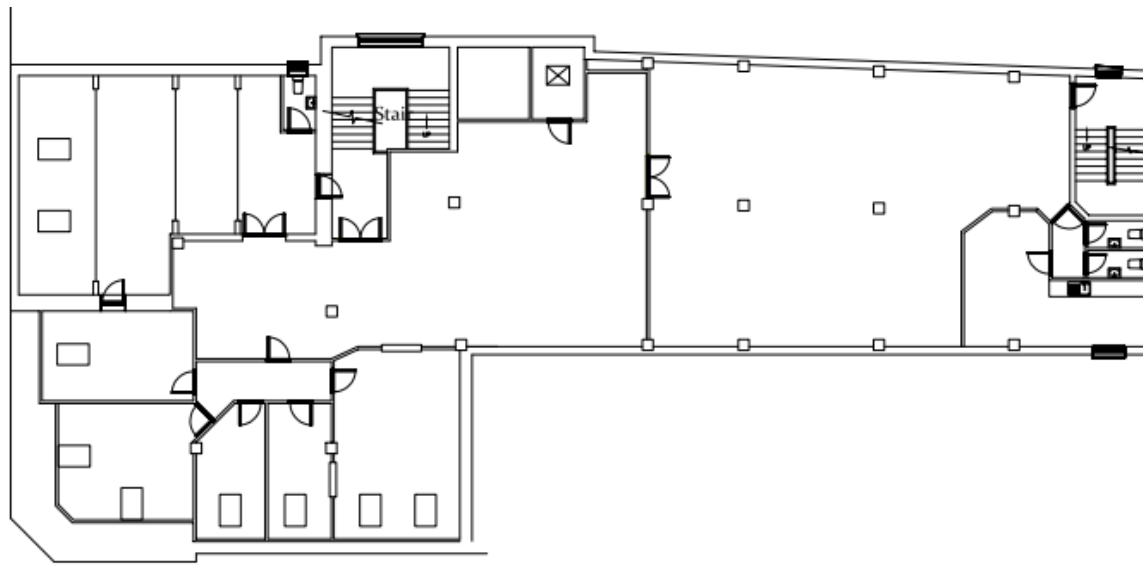
GROUND FLOOR PLAN -- 544 sqm (INC POST OFFICE)



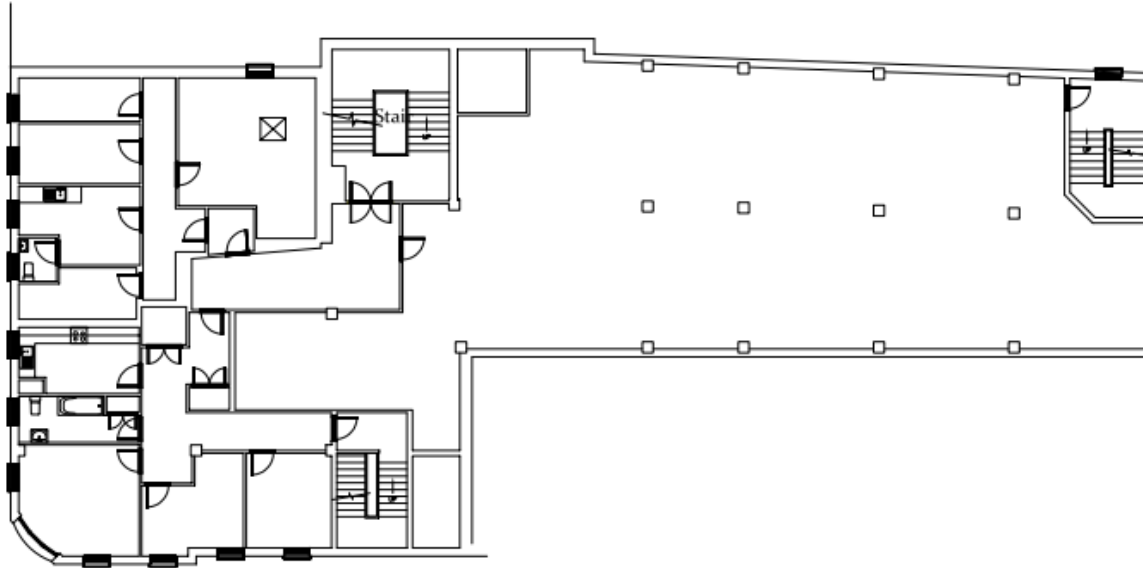
EXISTING SECTION



BASEMENT -- 206 sqm



THIRD FLOOR PLAN --- 530 sqm



SECOND FLOOR PLAN ---- 544 sqm

EXISTING

To find out more,
please contact:

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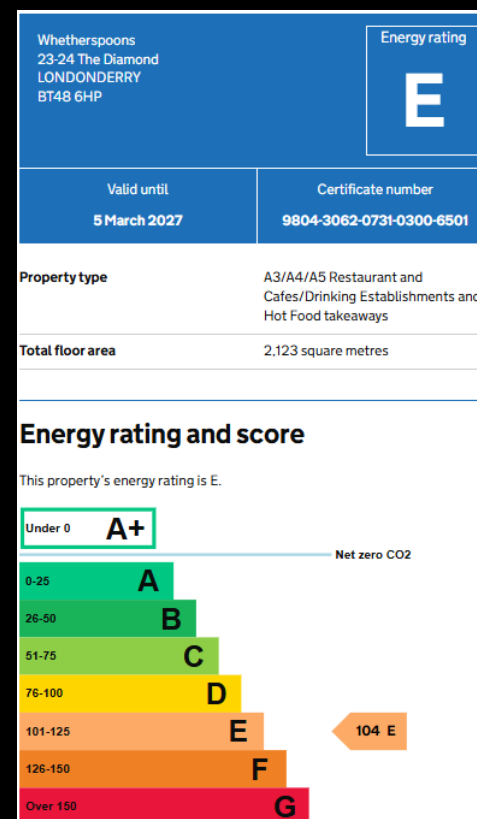
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