

TO LET

Ground Floor, 7 Strand Road,
Derry/Londonderry



Prominent Commercial Premises

Property Highlights

- Prominent ground floor retail premises extending to approximately 1,569 sqft (145.81 sqm).
- Neighbouring occupiers include Poundland, Centra, Gordons Chemist, Fosters, O'Neills and Bank of Ireland.
- Suitable for a variety of uses subject to any necessary consents.

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Location

Derry is the second largest city in Northern Ireland and is the economic, cultural and infrastructure hub of the North West of Ireland with a population of in excess of 110,000 people and a further catchment population of more than 250,000 people.

Derry is located 70 miles northwest of Belfast and 31 miles southwest of Coleraine. Due to its strategic location on the border with Donegal, the city benefits from substantial cross border trade. The city is a major administration centre and benefits from an expanding University and a substantially increasing tourism business.

The property is located on Strand Road in Derry City Centre. Neighbouring occupiers include Poundland, O'Neills, Gordons Chemist, Fosters, Centra and Bank of Ireland.

Description

The premises comprises a mid-terrace ground floor retail premises with aluminium frame glazed shopfront.

Internally it is arranged to provide regular shaped retail accommodation with a rear store. Internal finishes include part wooden/laminate floor coverings, plastered/painted walls, suspended ceilings with recessed fluorescent strip lighting.

Accommodation

The premises provides the following approximate areas:

Description	Sq Ft	Sq M
Ground Floor Retail Area	1,435	133.36
Ground Floor Store	134	12.45
Total Area:	1,569	145.81

*Upper floor accommodation is potentially available, subject to agreement. Please contact the agent to discuss.

Lease Details

Term	By Negotiation.
Rent	£25,000 p.a.x.
Repairs	Full Repairing terms by way of service charge.
Service Charge	Levied to cover external repairs, maintenance and management of the common parts.
Insurance	Tenant to pay a fair proportion of the buildings insurance premium.

NAV

We are advised by Land & Property Services that the NAV is £22,500 resulting in rates payable for 2018/19 of approx. £14,275.

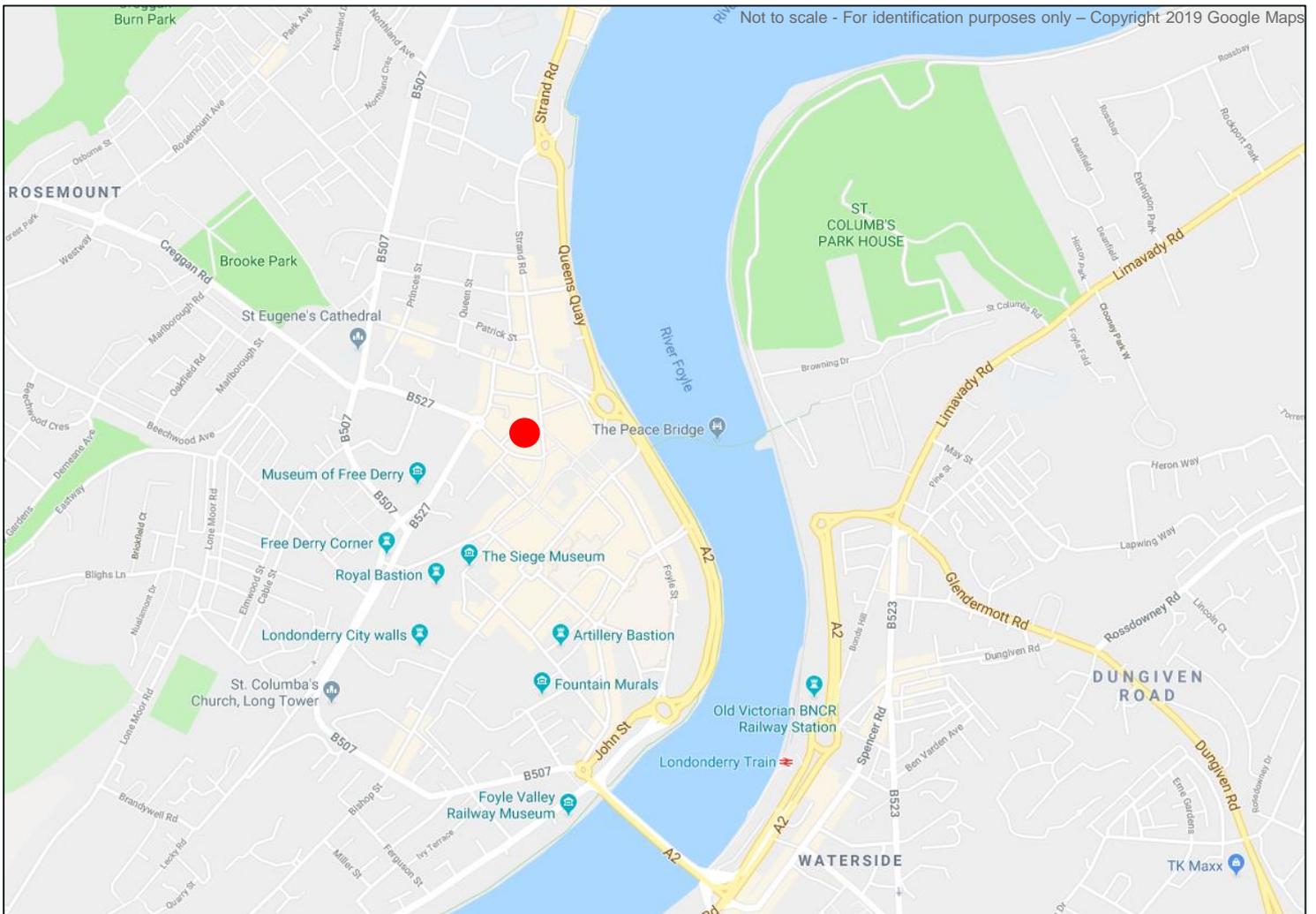
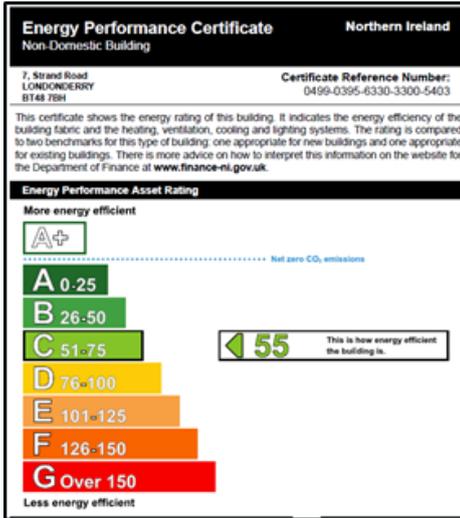
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VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

EPC



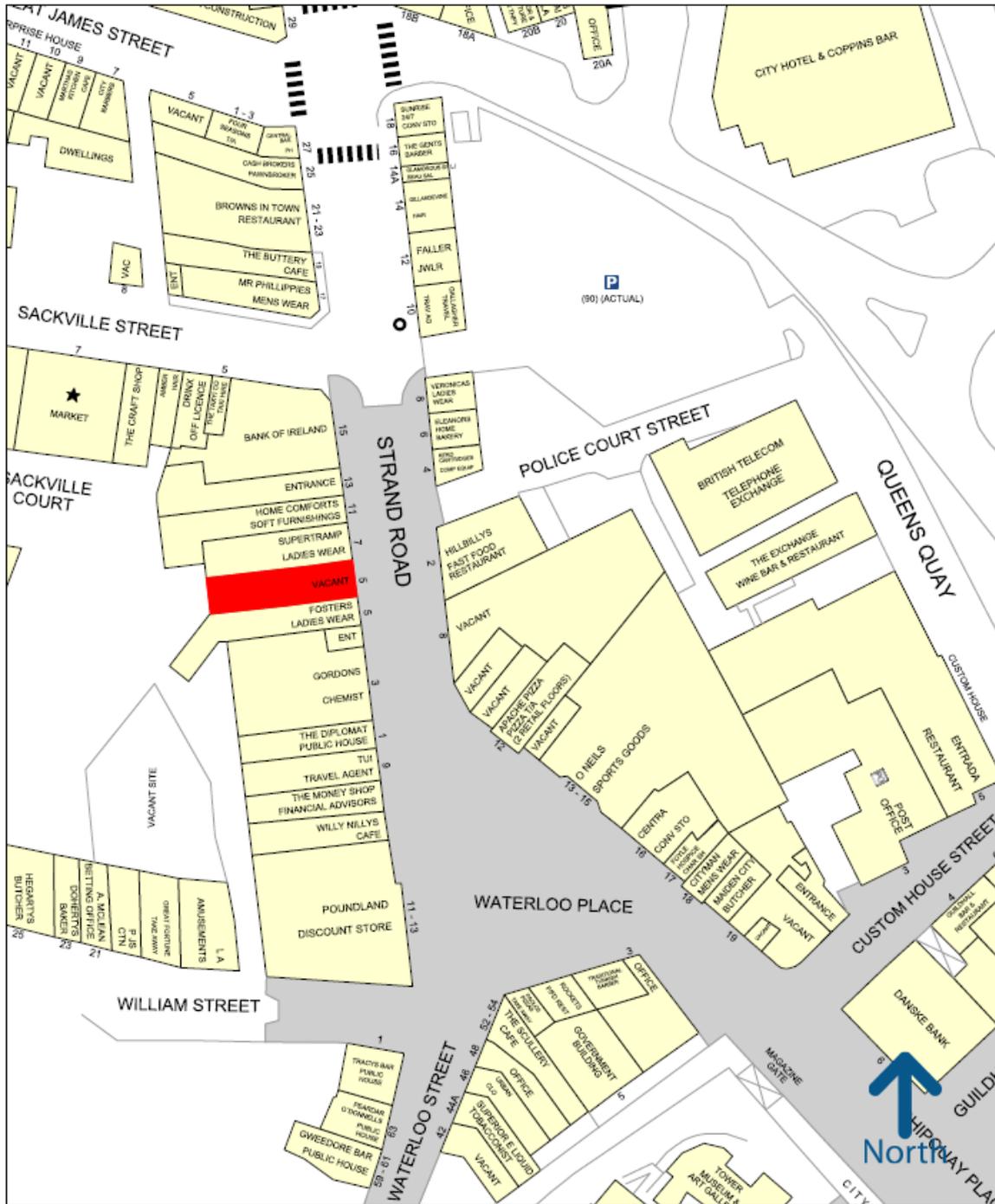


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50 metres

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