

Prime Retail Unit

Property Highlights

- Newly created unit extending to approx. 4,789 sqft (445sqm), capable of subdivision, subject to agreement.
- Adjacencies include Tesco, Card Factory, Poundland, Savers and ToyTown.
- c.487 free car parking spaces.
- Busy Shopping Centre with an increasing weekly footfall of c.84,000 people.

For more information, please contact:

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TO LET

Unit 13, Lisnagelvin Shopping Centre, Londonderry, BT47 6DF

Location

Londonderry is the second largest city in Northern Ireland and is the economic hub of the North West with a population of c. 90,000 people and a further catchment population of c. 115,000 people within a 20 minute drive time. The city is located approximately 70 miles northwest of Belfast, 14 miles north of Strabane and 31 miles southwest of Coleraine.

Lisnagelvin Shopping Centre is located c. 2 miles east of the city centre and is anchored by a c. 59,000 sq. ft. Tesco. Other key retailers within the scheme include Poundland, Card Factory, Costa, Savers, Semi-Chem and ToyTown. The scheme is complemented by Lisnagelvin Retail Park located opposite which is home to Matalan, TK Maxx and Next. The scheme benefits from c.487 free car parking spaces.

Description

The unit which will be handed over in shell specification extends to the following approximate area.

Description	Sqft	Sqm
Ground Floor*	4,789	445

*Subdivision will be considered.



Lease Details

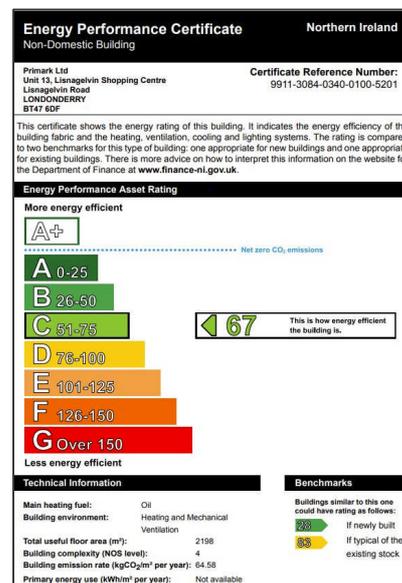
Term	By Negotiation.
Rent	POA
Repairs	Tenant responsible for internal repairs to the demise.
Service Charge	Levied to cover external repairs, maintenance & management of the common parts.
Buildings Insurance	Tenant to pay a fair proportion of the premium.

Rates

To be reassessed.

VAT

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



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