



TO LET - RETAIL / CONVENIENCE STORE

65 ROSEMOUNT AVENUE LONDONDERRY BT48 0HL



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## Summary

- Retail space situated within a landmark listed building prominently located just to the west of the City Centre
- Spacious ground floor premises of c. 2,669 sq.ft suitable for a variety of retail uses.
- Incentives available
- Generous on street car parking located around the property and private car parking to the rear.

## Location & Description

The subject property is located in Derry/Londonderry, the second largest city in Northern Ireland benefitting from a strong cross border trade with the Republic of Ireland. The City is well connected via a number of excellent road networks, with access from Belfast via the M2 and M22 Motorways.

The property is situated along the NW side of Rosemount Avenue, at its junction with Rosemount Gardens within a convenient and densely popular residential area which fronts onto Brook Park Leisure Centre. The City Centre can be easily accessed by foot, approximately 10 minutes away.

The subject property comprises of a large four-storey red brick built property. The listed building and former shirt factory was erected in 1904.

We calculate the approximate Net Internal Area to be c.248 sq.m (2,669 sq.ft) and is of a rectangular shape.

## Rent

Inviting offers in the region of £15,000 per annum.

## Rates

We are advised by LPS of the following:

NAV: TBC

Rate in £ (16/17): 0.607811

Approx Rates Payable: TBC.

All interested parties should make their own enquiries with LPS to verify the above.

## VAT

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

## Service Charge

Tenant responsible for payment of a proportion of the service charge to cover outgoings in connection with the entire property to include external repairs and maintenance of common areas, fire alarm maintenance, building insurance, etc. Agent's management fees are calculated at 5% plus VAT of the annual rent payable.

## EPC

D95.

## Viewing

Strictly by appointment with the sole letting agents-

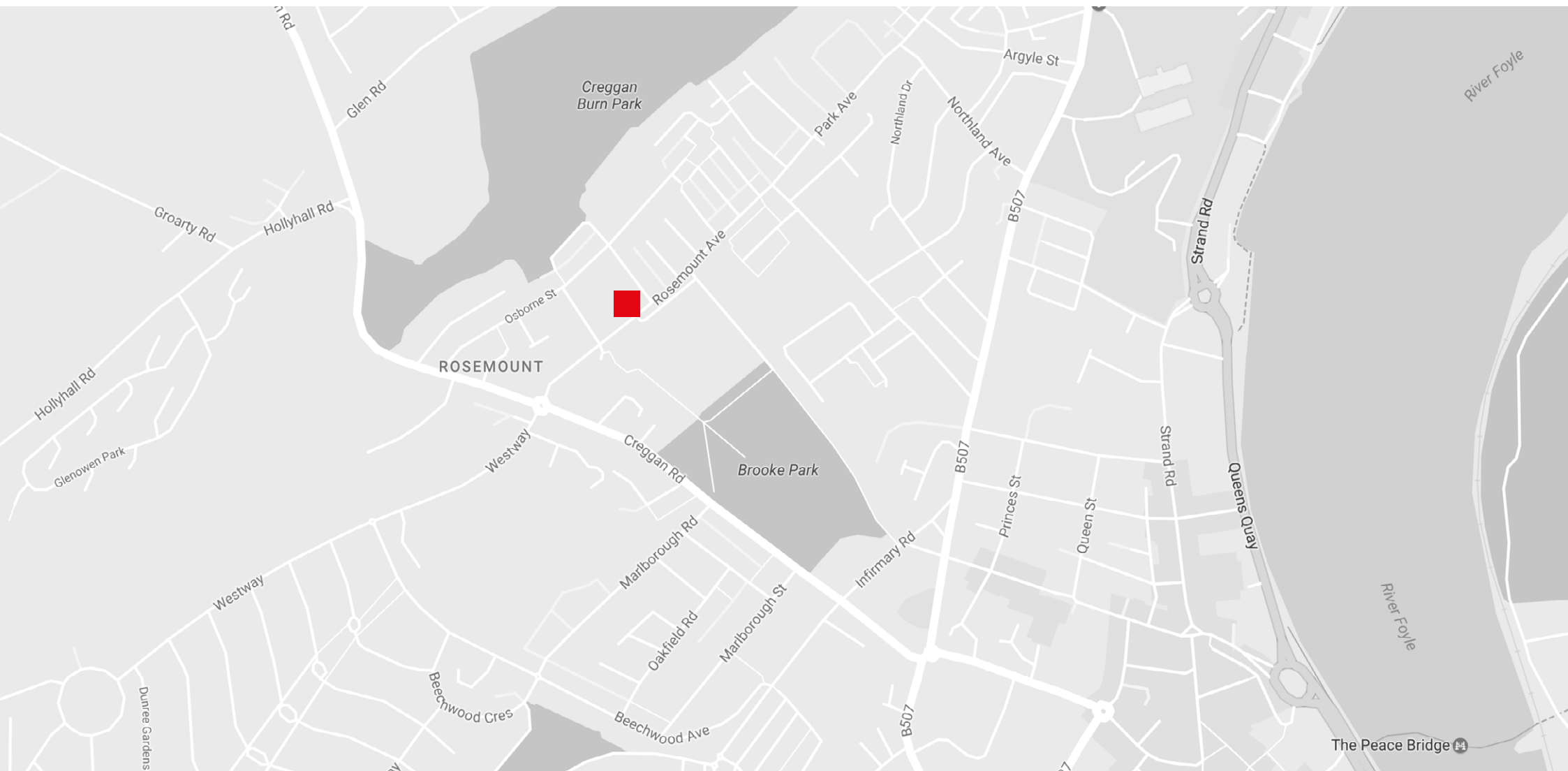
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