

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



TO LET

**FIRST AND SECOND
FLOOR OFFICE**

**19 FERRYQUAY STREET
LONDONDERRY
BT48 6JB**

c. 67 M² (725 FT²)

CONTACT:

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**McKIBBIN COMMERCIAL
PROPERTY CONSULTANTS
CHARTERED SURVEYORS**

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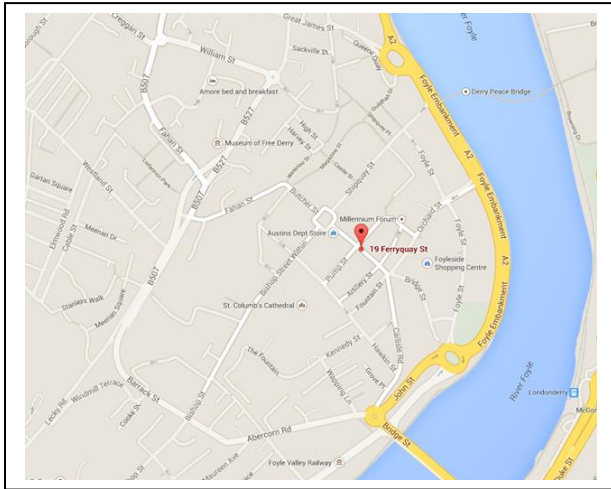


- The subject premises are well located between the entrances to Richmond Centre and Foyleside Centre and such benefits from substantial pedestrian traffic.
- Londonderry is the second largest city in Northern Ireland with a population of approximately 84,000 persons. The wider metropolitan area has an area of approximately 107,000 within a 20 mile radius of the City.

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

TO LET

1st & 2nd FLOOR OFFICE PREMISES 19 Ferryquay Street, Londonderry



LEASE DETAILS

Term:

3 years/5 years.

Rent:

£5,000 per annum.

ACCOMMODATION

First Floor	– c. 32m ² (348ft ²)
Second Floor	– c. 35m ² (377ft ²)
Total	– c. 67m² (725ft²)

Repairs & Insurance:

Tenant to be responsible for all repairs and reimbursement of the building insurance premium to the Landlord.

Service Charge:

Levied to cover a fair proportion of the Landlord's costs of site maintenance, site repair and any other reasonable outgoings of the Landlord.

Security Deposit:

The tenant will be required to pay a deposit of 3 months rent as security in case of default.

RATES INFORMATION

We are verbally advised by the Land & Property Services that the rateable value of the property is:

First & Second Floor – £1,050

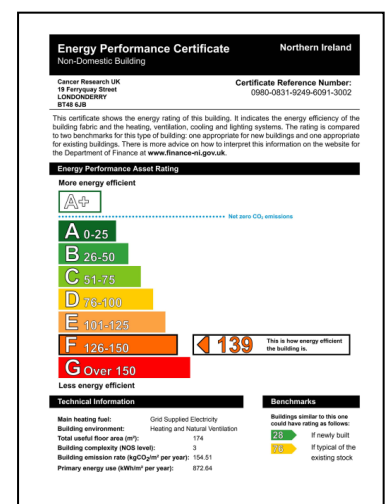
Rate in £ 2019/20 = 0.650848

Therefore rates payable of £342 following Small Business Rate Relief.

VAT

The subject premises is not registered for Value Added Tax.

EPC



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