



TO LET

Retail Units within local centre anchored by Supervalu Store

Northside Shopping Centre, Glengalliagh Road, Derry, BT48 8NN



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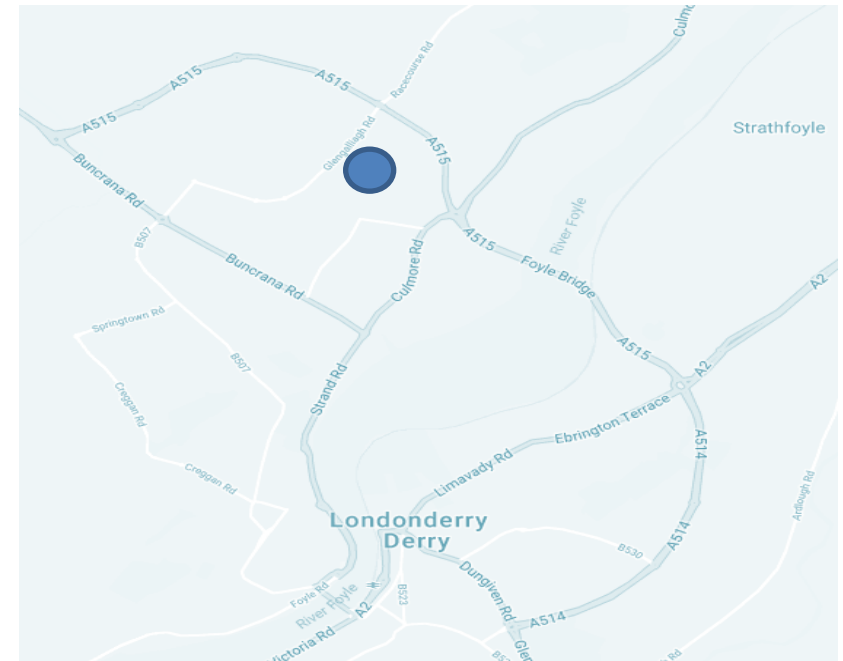


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LOCATION

Derry / Londonderry is Northern Ireland's 2nd largest city and provides the clear focal point for trade in the North West of the province and indeed Ireland as a whole. It boasts a great deal of innovation through its Science Park, local employers such as Seagate and many fine seats of learning such as the Magee campus of the University of Ulster and the North West Regional College.



SITUATION

Derry Northside Centre is only minutes from both the City Centre and the border with the Republic of Ireland making it ideally placed to benefit easily from cross border trade and local custom with easy on site parking.

3 MILES FROM
ROI BORDER
c. 5 mins drive time

20 MILES FROM
LETTERKENNY
c. 30 mins drive time

3 MILES FROM
DERRY CITY CENTRE
c. 5 mins drive time

74 MILES FROM
BELFAST
c. 1 hr 30 mins drive time

DESCRIPTION

Situated fronting one of Derry's busiest internal loop roads, Derry Northside is ideally placed to serve as it does a large and varied populous on its doorstep, in addition to passing trade including cross border visitors from Co Donegal. the Centre has long been known for its strong mix of local service provision, boasting a Pharmacy; Wine Merchants; Hairdresser; Butcher; Barber and Opticians. The Centre is anchored by a large Supervalu Store with annexed Poundworth Store,

Surrounding occupiers include the Shantallow Library and the offices of the Greater Shantallow Area Partnership. There are currently three units available to lease fronting the main mall

The property has the benefit of a full security and cleaning team and generous on site parking for customers.

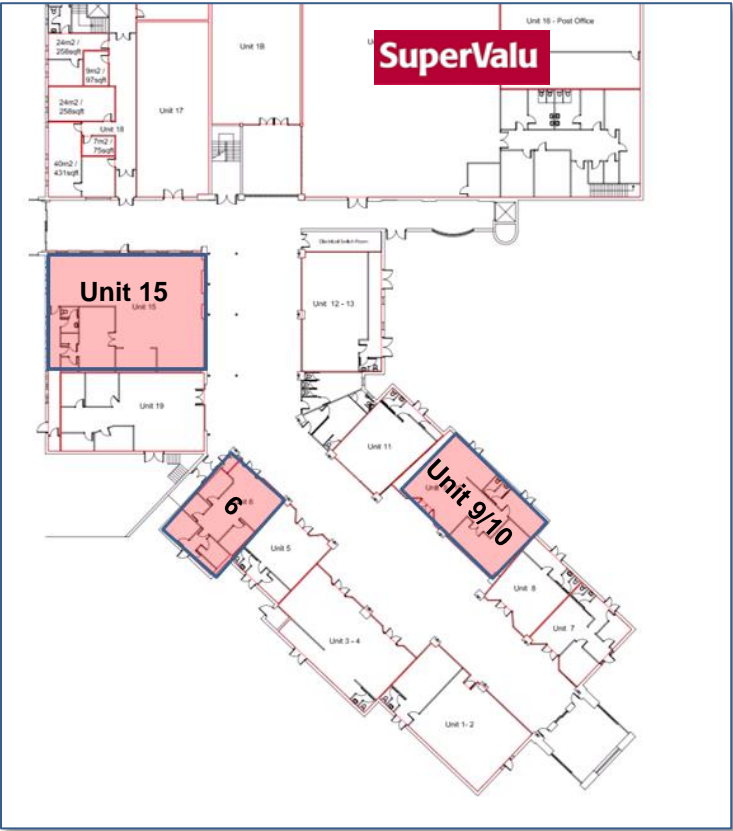


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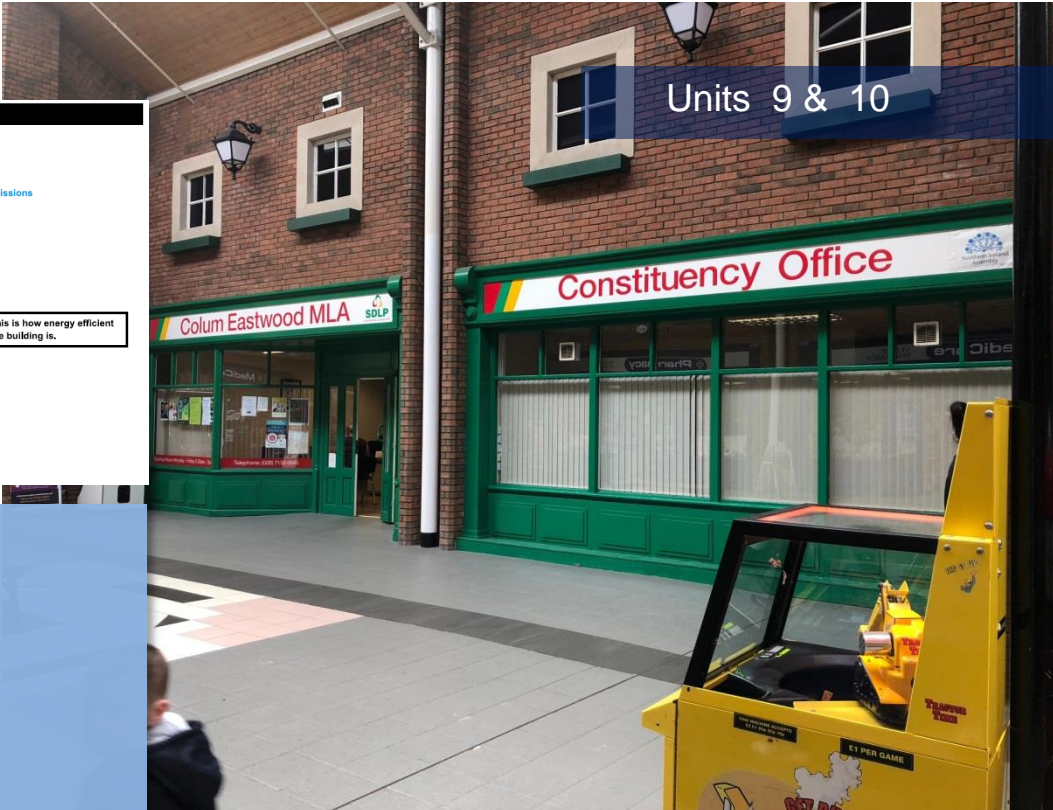
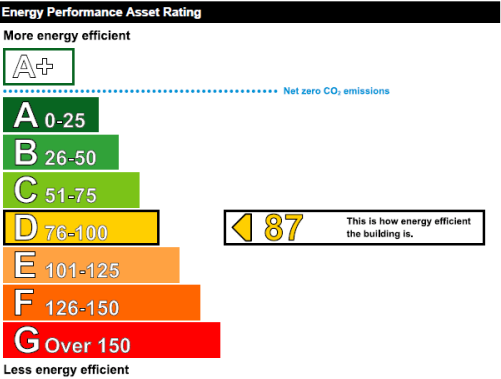
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AVAILABILITY SCHEDULE

Unit No.	Status	Size (m²)	Size (sq ft)	Rent	NAV	Rates Payable estimate
Unit 6	Available	66.7	718	Negotiable	£6,000	c. £3,807 (possibly less 20%)
Units 9 & 10	Available	90.8	977	Negotiable	£12,500	c. £7,931 (possibly less 20%)
Unit 15 (Café)	Available	175.0	1,883	Negotiable	£16,400	c. £10,405



EPC (all units)





LEASE DETAILS

RENT:	See Table
TERM	Available from 5 years upwards with rent reviews.
SERVICE CHARGE:	Additional charges apply in terms of Service Charge, to include building insurance, security, management and cleaning.

VAT

All prices, outgoings etc are exclusive of, but are subject to VAT.

FURTHER DETAILS



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