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OKT
O'CONNOR KENNEDY TURTLE

TO LET Prime Retail Unit Extending to c. 4,215 Sq Ft (392 sq. m)

29 Shipquay Street, Derry City, BT48 6DL

LOCATION / DESCRIPTION

Derry City is the second largest population centre within Northern Ireland and the fourth largest in Ireland, with a residential population of 107,877 and a cross border catchment of 400,000 (Derry City Council 2014).

Excellent opportunity to locate to this prominent and much sought after retailing location In close proximity to both Millennium Forum Theatre & Conference Centre as well as Foyle side and Richmond Shopping Centres. Neighbouring occupiers include Nandos, The Craft Village, Cooley's and the Thirsty Goat.

The unit is fitted out to a high standard to include carpet flooring, suspended ceilings with recessed LED lighting, hot / cold air conditioning and Warmflow oil heating system. The unit also benefits from a 12KW solar system which subsidises electric costs.

Optional dedicated car parking spaces together with loading area and external storage within a secure gated shared yard to rear.

Optional additional basement storage space extending to 2,070 sq. ft.

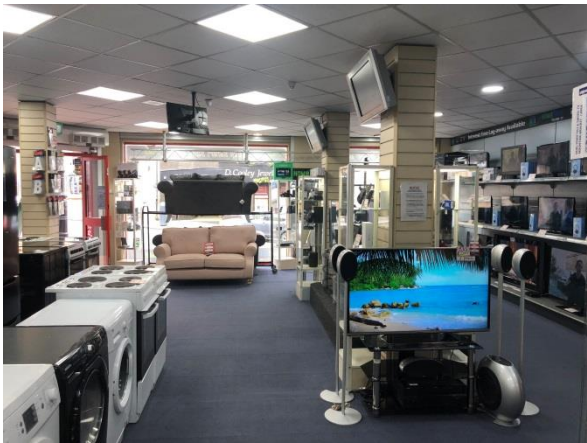
The property would be suited to a variety of uses to include restaurant, café, licenced etc., subject to obtaining the necessary approvals.

ACCOMMODATION

GROUND FLOOR		
Retail	298.30 sq. m	3,210 sq. ft
Kitchen	9.99 sq. m	107 sq. ft
Store	24.78 sq m	276 sq ft
Mezzanine Store	38.61 sq m	415 sq ft
Office	10.26 sq m	110 sq ft
Office	9.00 sq m	97 sq ft

LEASE DETAILS

RENTAL:	£35,000 Per Annum exclusive of VAT
TERM/RENT REVIEWS:	Negotiable, subject to periodic upwards only rent review.
REPAIRS:	Full internal insuring and repairing lease.
SERVICE CHARGE:	Additional charges apply in terms of Service Charge, to include building insurance etc.

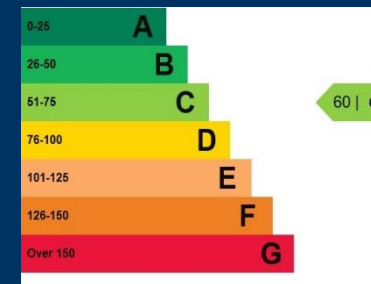




OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



EPC (C60)



NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £32,200.

The commercial rate in the pound for 2021 / 2022 is £0.588537.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

VAT

VAT will be applicable to the annual rental.

FURTHER DETAILS



O'Connor Kennedy Turtle
20 – 22 Stable Lane
Coleraine BT52 1DQ
T +44 (0)28 7034 4244
E coleraine@okt.co.uk

CONTACT: MICHAEL BURKE | michael.burke@okt.co.uk
07872055552

Our Ref: MB/SB/C4156