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EXTENSION SHOWROOM

UP TO 12 WEEKS



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.

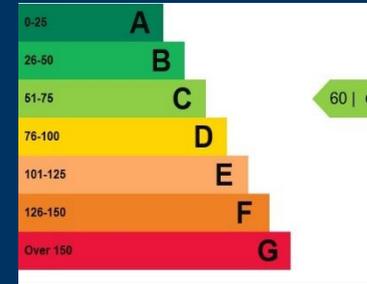
REPAIRS: Full internal insuring and repairing lease.

SERVICE CHARGE: Additional charges apply in terms of Service Charge, to include building insurance etc.





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



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