



T: 028 7134 1947 www.johnvarthur.com

150 Spencer Road - Waterside - L'Derry - BT47 6AH



To Let

Ground Floor

Self-contained Shop Unit

23 Little James Street - BT48 7FB



Gross internal floor area approximately 54.15 sq m (580 sq ft).

Shop area - 4.37m x 8.08m at deepest (14'3" x 26'6") floor area approx. 30.59 sq m (329 sq ft).

Rest Area leading to toilet.

Electric roller shutter to shop front, fire alarm, tiled floor, suspended ceiling with recessed lighting.

Tenant to re-imburse Landlord in respect of buildings insurance.

Rateable Value: £5,300 (as per Land & Property Services). The current commercial rate in the pound for the Londonderry District is 0.556903 which equates to a rates figure of £2,951.59 for the year to 31st March 2010.

IMPORTANT NOTES: These particulars have been prepared by Jeremy Arthur, FNAEA, FICBA. If there is any point which is of particular importance to you, please contact him on telephone no. 028 7134 1947 or email jeremyarthur@johnvarthur.com, and he will be pleased to confirm the position for you, particularly if you contemplate travelling some distance to view this property.

Any services, heating system, alarm, appliances, equipment and fittings have not been tested by the agent and prospective purchasers should make their own enquiries into whether or not all of these meet their requirements and would be well advised to commission their own reports where they deem appropriate.

Rent: £10,000 per annum (deposit of £1,000 required for 1st year)

John V Arthur Estate Agents is a trading name of Jeremy Arthur Ltd.
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