



T: 028 7134 1947 www.johnvarthur.com

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



To Let

Ground Floor

Self-contained Retail Unit

41 William Street - BT48 7BQ



This unit is located in a busy retail area.

The gross internal floor area is approximately 124 sq m (1,350 sq ft) additional floor space can be added in multiples of 1,350 sq ft.

Rent payable quarterly in advance.

Deposit of £1,000 required for the 1st year.

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

Rent: £15,000 p.a. plus VAT
rising to £20,000 p.a. plus VAT

Accommodation:

Shop Area circa 5.87m x 21.79m (19'3" x 71'6") including area to be used for toilet facility.

Additional Storage Space can be made available to tenant with a rent to be agreed depending on space required.

Car Park Spaces whilst still available car park spaces can be provided subject to a rent of £100 per quarter (£400 per annum).

Rateable Value: To be assessed.

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.