

£520 Per Month

TO LET



136 Roe Mill Road, Limavady, BT49 9BG

- Town Centre Premises
- Bright Spacious Unit to Let Suitable for a Number of Uses.
- Onsite Car Parking
- Oil Fired Central Heating
- uPVC Double Glazing
- Fully Serviced Office Space
- Rent includes Electric, Heat & internet
- Recently Decorated
- Communal use of Kitchen Facilities
- Deposit of £520 per unit required



TO LET- "THE HUB"

We have been instructed to offer for let two units within the small enclosed premises. Each of the two units could be sub-divided if needed. These units are inclusive of utility bills to include electric, heating and internet. The unit would be ideally suited for a number of business/ professional uses.

UNIT ONE:

£150 PER WEEK

Reception Area

20'11" x 13'5" (6.4 x 4.1)

Office:

20'11" x 18'0" (6.4 x 5.5)

Store

12'5" x 8'2" (3.8 x 2.5)

SEPARATE TOILET

UNIT 2:

£70 PER WEEK

OFFICE 1

14'9" x 11'9" (4.5 x 3.6)

OFFICE 2

18'8" x 18'4" (5.7 x 5.6)

Use of toilet and kitchen facilities in main building.

Agent: **Daniel Henry (Limavady)**

32 Market Street Limavady BT49 0AA

Tel. 028 7776 2558

limavady@danielhenry.co.uk

www.danielhenry.co.uk

Misrepresentation clause: Daniel Henry, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by Daniel Henry for Year 2000 Compliance and the Purchasers / Lessees must make their own investigations.

www.danielhenry.co.uk
www.propertypal.com

