



To Let Excellent Restaurant
Quayside Shopping Centre, Derry

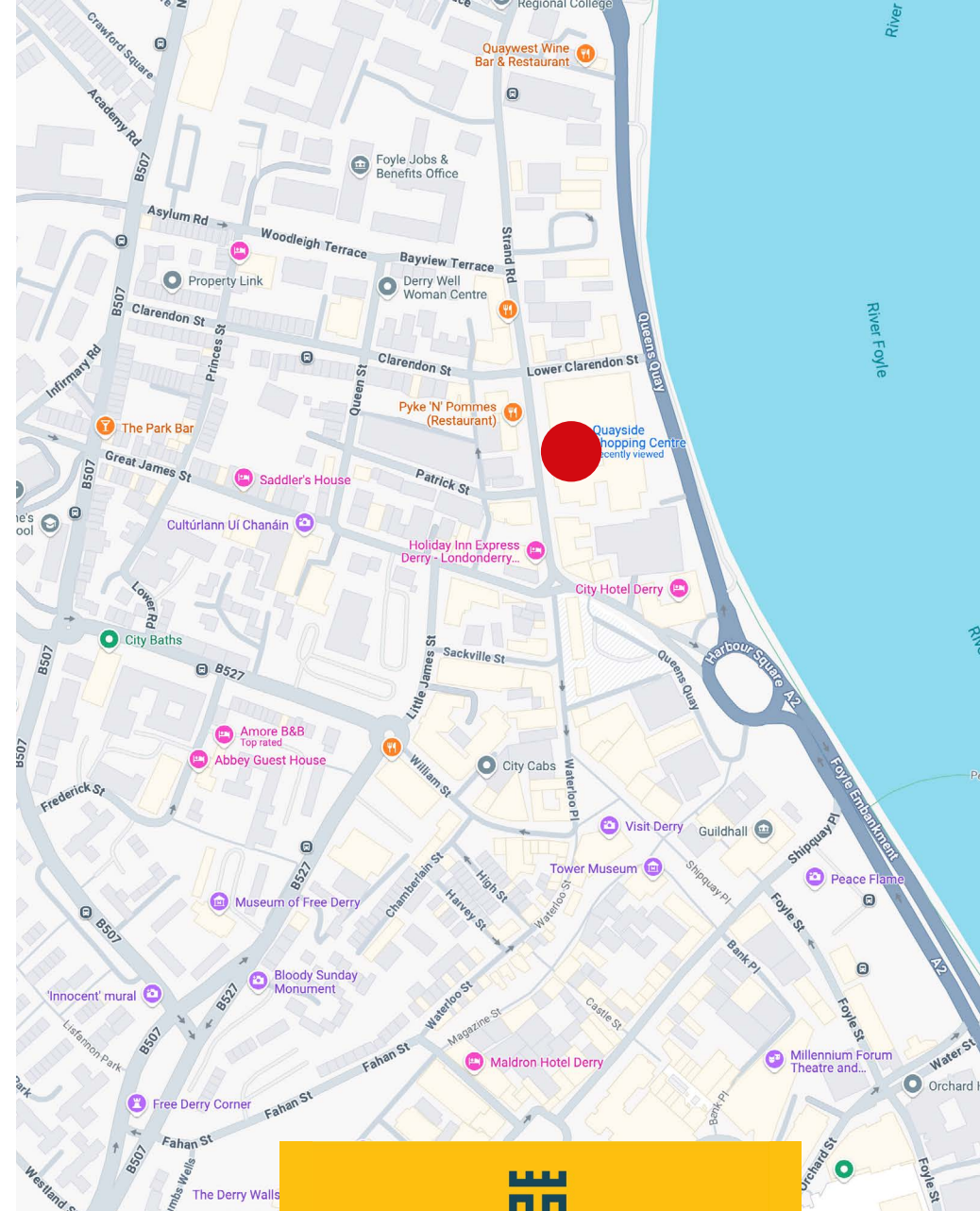


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LOCATION & DESCRIPTION

- Quayside Shopping Centre comprises a 35,000 sq ft Tesco Store, 9 screen Omniplex Cinema, 21 retail units and a 500 space car park in the Centre of the City.
- The Centre occupies a prominent location on Strand Road, Derry and is strategically located in the City Centre being in close proximity to the University of Ulster Campus, which is to be expanded.
- Apart from Tesco & Omniplex, other tenants located in the centre include; Subway, Savers, Card Factory and Sweeney's Chemist.
- This fitted restaurant is ready for immediate occupation with minimal ingoing expenditure.



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ACCOMMODATION

Description	Sq M	Sq Ft
Unit 21		2,220
Total		2,220

LEASE DETAILS

- Term: Multiples of 5 years.
- Rent: £30,000 per annum
- Rent Review: 5 yearly, upwards only.
- Repairs: Tenant to be responsible for internal repairs.
- Service Charge: A service charge will be levied to cover the costs of management fees, external repairs, upkeep of common areas, security, insurance and any other reasonable outgoings of the Landlord.
- Security Deposit: A security deposit amounting to 3 months rents, will be held by the Landlord in case of default.

RATES INFORMATION

We understand that the property has been assessed for rating purposes, as follows:

NAV: £23,600

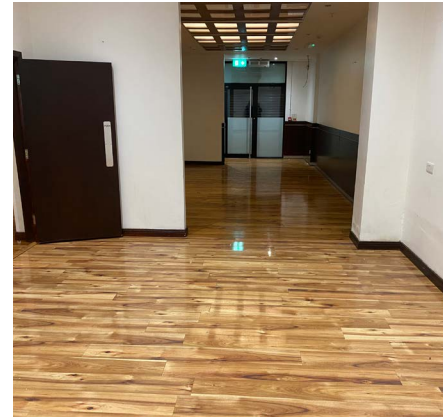
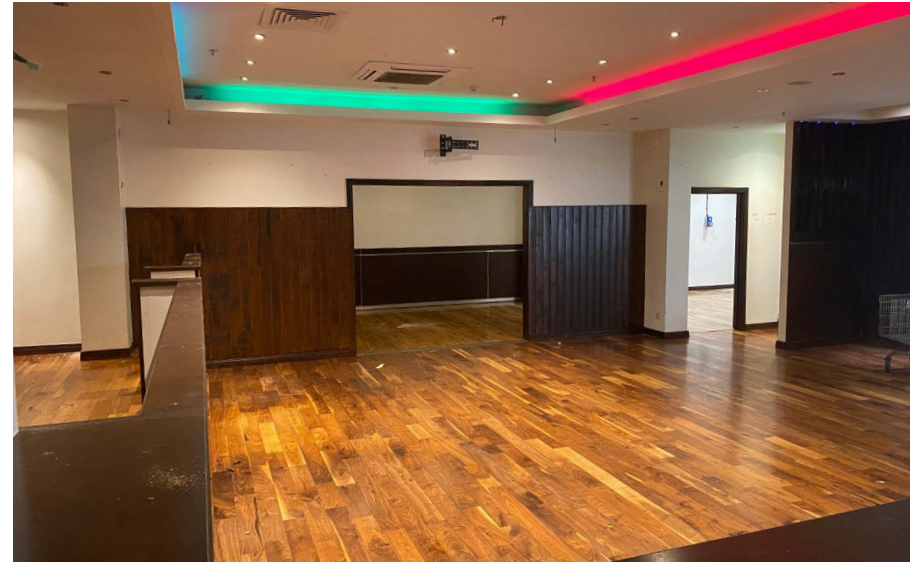
Rate in £ 2024/25 = 0.667608

Therefore Rates Payable 2024/25 = £15,755.55

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



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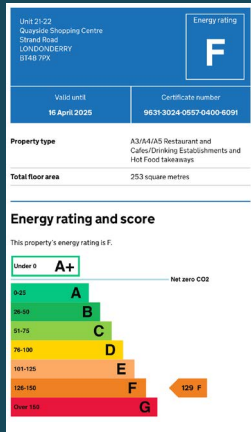
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CONTACT

For further information or to arrange a viewing contact:

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