

# To Let

## Unit A, 205 Tamneherin Road, Eglinton

### Summary

- New Build Commercial Premises with On Site Car Parking
- Located on a prime road frontage position along the Tamneherin Road in the town.
- Net Internal Area of c.501 sq ft (c.46.54 sq m).
- The premises is new build and is finished to a high specification to include, flooring, suspended ceiling, data trunking, gas heating and electric pedestrian door.
- The property is suited to a variety of commercial uses such as hair & beauty salons, retail premises or office uses.
- Available Immediately.

**Retail Unit**

**£9,000 per annum**





# Accommodation

## Net Internal Area

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c. 501 sq ft                      c. 46.54 sq m

### Retail:

c. 463 sq ft                      c. 42.99 sq m

### Kitchen:

c. 38 sq ft                        c. 3.54 sq m



## Lease Details

**Rent:**  
£9,000 pa

**Term:**  
Terms Negotiable.

**Rent Reviews:**  
Every 3 years

**Rates:**  
Tenant Responsible

**Insurance:**  
Landlord to insure, tenant to reimburse

**Repairs:**  
Effectively full repairing lease

**VAT:**  
All outgoings and rentals are quoted exclusive of but may be liable to VAT

**NAV:**  
£TBC

**Non-Domestic rate in the £**  
0.588556

**EPC:**



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