



## To Let Excellent Retail Unit

Unit 1-3 Quayside Shopping Centre, Derry BT48 7PX

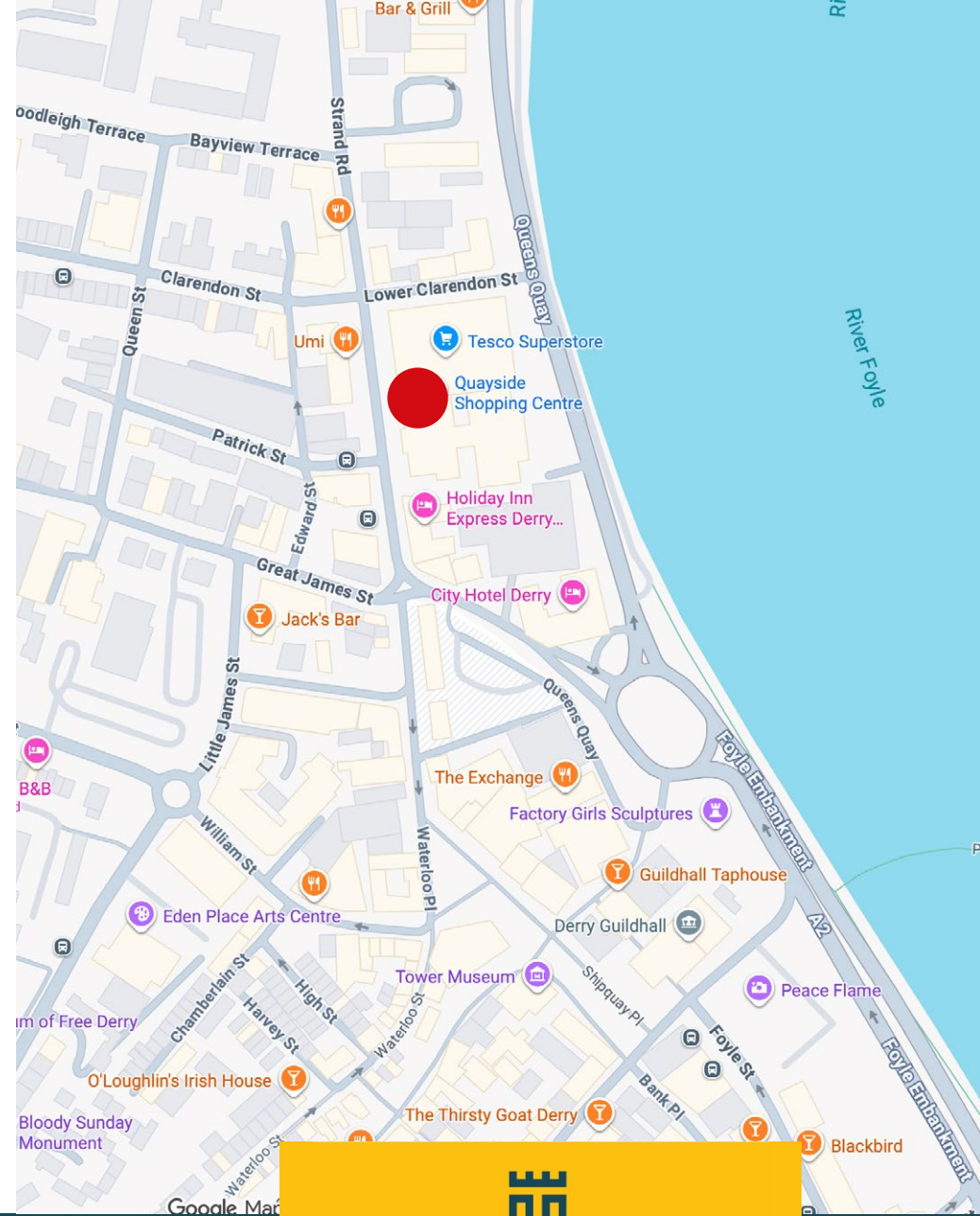


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## LOCATION & DESCRIPTION

- Quayside Shopping Centre is centrally located in Derry
- The Centre comprises a 35,000 sq.ft. Tesco store and a 5 screen Omniplex Cinema together with 500 space car park.
- Tenants include Sainsbury's, Subway, Card Factory and Sweaney's Chemist..
- The Centre is located within easy walking distance from the University and Ulster campus.
- The unit occupies a prime location adjacent to Tesco.



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## ACCOMMODATION

Floor	Sq M	Sq Ft
Ground Floor	387	4,278

## LEASE DETAILS

Term : Multiple of 5 years  
Rent: £45,000 p.a.  
Rent Reviews: Every 5 years  
Service Charge: £20,184 p.a.  
Security Deposit: A security deposit may be required.

## RATES INFORMATION

NAV: £24,800  
Rate  
Estimated rates payable:  
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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## EPC

Awaiting EPC

## CONTACT

For further information or to arrange a viewing contact:

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### McKibbin Commercial Property Consultants

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