



Montgomery & McCleery
ESTATE AGENTS

028 71 342 333 www.montgomerymccleery.com

Anne Montgomery
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The Property and Rental Specialists

82 DUKE STREET
LONDONDERRY
BT47 6DQ

TO LET

Telephone: (028) 7134 2333

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84 Spencer Road, Waterside, BT47 6AG

Ground floor shop/office/Beauty salon

Montgomery & McCleery are delighted to bring to the market ground floor unit on Spencer Road located in the Waterside of the City. Many local businesses ranging from cafes and bars to professional offices, dentists, beauticians and Gym's, are in the locality and could be an exciting and strategic move for a new or currently operating business to take up occupancy.

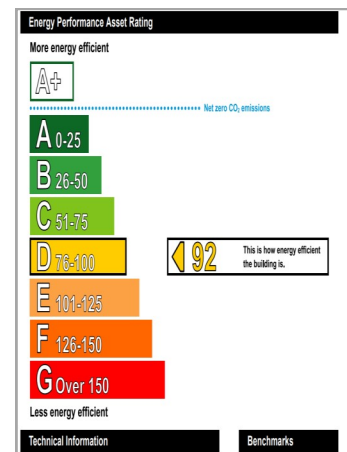
This property offers a good frontage to Spencer Road with a high volume of traffic on a daily basis. More details can be obtained by contacting our office and viewing is by appointment only and interested parties should contact our office for access on 02871 342333.

Features:

- Ground floor shop
- Good frontage
- Convenient area
- Kitchen and W.C.
- Roller shutter access

We are awaiting updated photos as the current tenants are still in situ until September 23. If you require a the premises earlier, this might be possible, subject to landlord consent.

Price: £145/week + Rates



Whilst every care is taken in compiling this information we can give no guarantee as to the accuracy thereof and inquirers are recommended to satisfy themselves regarding these details which are given on the understanding that they do not form part of any contract.

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Accommodation

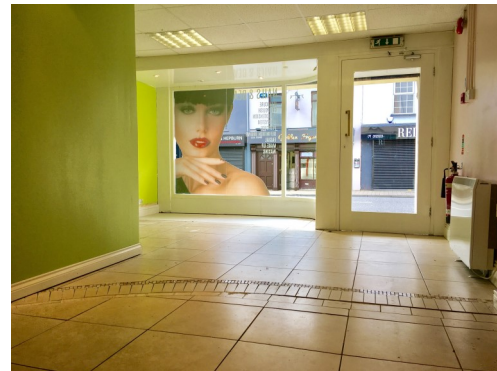
Shop floor - 6.0m x 4.3m

Store - 1.8m x 3.8m

Rear shop floor - 5.5m x 4.1m

W.C

Store



Lease Details

Square footage: 530 Square feet Approx.

Terms of lease: Minimum 1 year lease

Rent: £7540 P.A + VAT (if applicable) + Rates

Repairs: Tenant responsible for internal repairs.

Service charge: N/A

Deposit: TBA

Insurance: Tenant to reimburse LL fair proportion of buildings premium

Rates*: £1583/annum

We are advised by Land and Property services that the total NAV is £2,500

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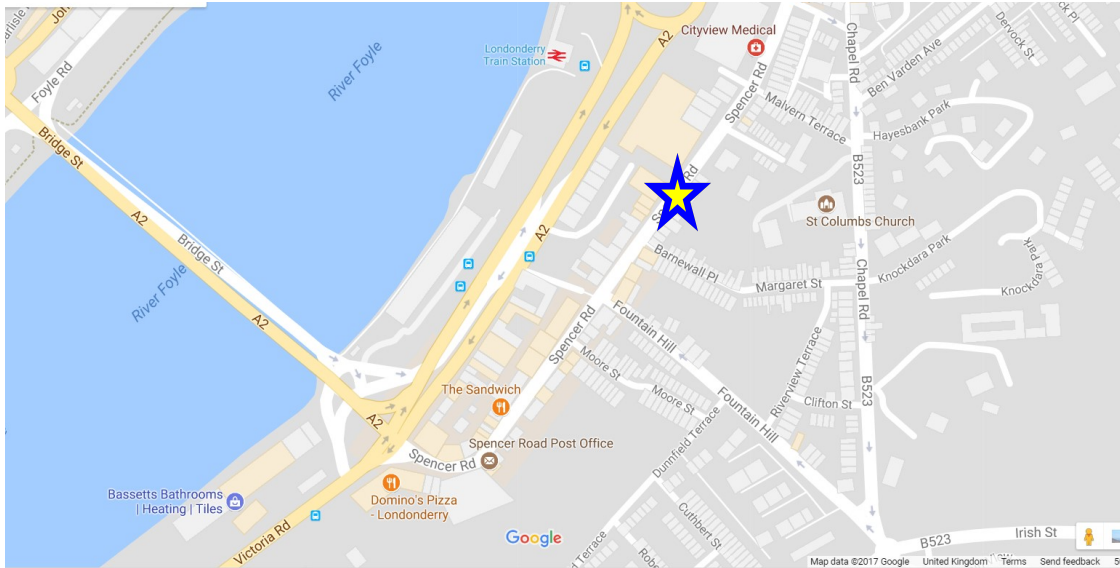
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Location

Agent details:

Montgomery & Mc Cleery Estate Agents
82 Duke Street
Londonderry
BT47 6DQ
Info@montgomerymccleery.com

Rates:

Rates = £1583*

Rent:

£7540 P.A. + Rates

*Rates information is provided for guidance purposes only, as the information source is subject to change. Please check the LPSNI website for further details.

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