

TO LET

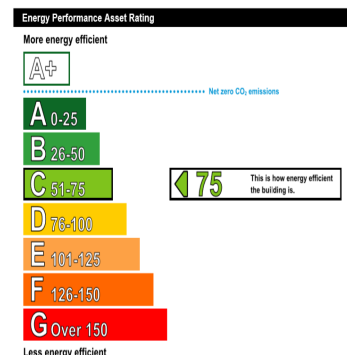


9 Chapel Road, BT47 2AN

Ground floor commercial premises To Let

This ground floor commercial premises is situated on Spencer Road on the Waterside of the City. It is a deceptively large premises that would lend itself to a variety of uses. Spencer Road is a busy thoroughfare and benefits from having a range of local businesses to include convenience shops, chemist, bars, restaurants as well as having residential properties in the close vicinity. The ground floor has a suspended ceiling and tiled flooring. The property benefits from having a roller shutter at the entrance. There is also an office included in the rental of this building on the first floor accessed by a stair case to the rear of the shop. Lease terms are negotiable.

We would welcome interested parties to contact our office to arrange an appointment to view this property on 02871 342333.



RENT: £500 PCM + Rates

**FOR AN APPOINTMENT TO VIEW PLEASE CONTACT OUR OFFICE ON:
02871 342333**

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.

Herbert. D. Montgomery
M.R.I.C.S., F.N.A.E.A. M.A.R.L.A.
Chartered surveyor
Commissioner for Oaths

The Property and Rental Specialists

82 DUKE STREET
LONDONDERRY
BT47 6DQ

Telephone: (028) 7134 2333
E-mail: info@montgomerymccleery.com

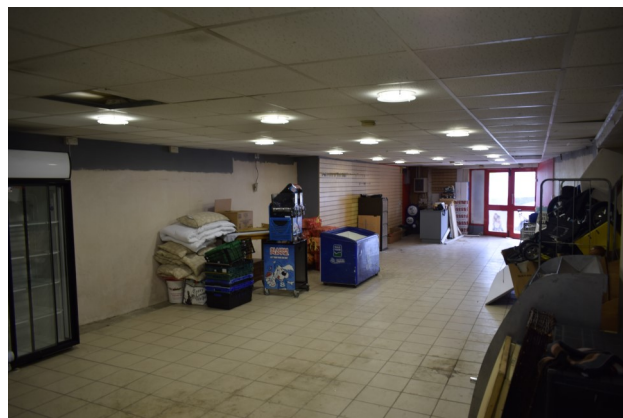
www.montgomerymccleery.com

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Accommodation

- ◆ Main shop floor - 700 sq ft
- ◆ Kitchen area - 107 sq ft
- ◆ Storage - 285 sq ft
- ◆ W.C.
- ◆ First floor office - 225 Sq ft

Measurements are to the widest points and are approximate.



Lease Details

Square footage: 1300 Square feet Approx.

Terms of lease: 1 year minimum

Rent: £500 PCM + Rates

Repairs: Tenant responsible for internal repairs.

Service charge: N/A

Insurance: The tenant to have their own insurance in place

Deposit: £500

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Montgomery & McCleery
ESTATE AGENTS

028 71 342 333 www.montgomerymccleery.com

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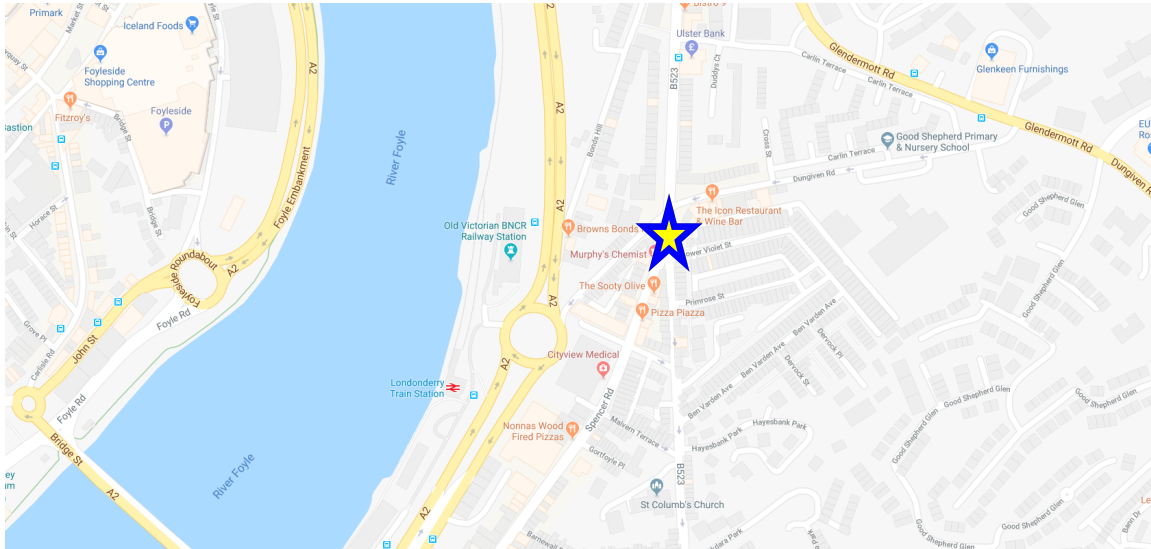
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Location

Agent details:

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

Rates:

Current Rates = £4718.65*
20 % Small business rates relief *

Rent:

Asking £500 PCM.+ 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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