

ANNE MONTGOMERY
DIRECTOR
A.N.A.E.A

The Property and Rental Specialists

82 DUKE STREET
LONDONDERRY
BT47 6DQ

TO LET

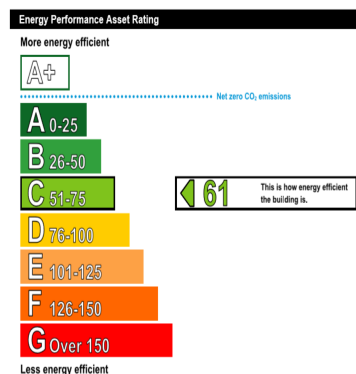
Telephone: (028) 7134 2333
E-mail: info@montgomerymccleery.com
www.montgomerymccleery.com



14A Rosemount Avenue Cityside, BT48

Café/shop/barbers/office

We are pleased to bring to the market this very central and once popular Café right in the middle of Rosemount Avenue, Cityside, L'Derry. This ground floor commercial premises would lend itself to a variety of uses and has the benefit of a recently renovated shop front to include roller shutter access. There is a small front yard fronting Rosemount Avenue. There are a variety of already operating local businesses in the area and this property is a short walk to Magee University and a short drive into Derry City Centre. There is on-street parking to the front. Lease terms negotiable. Viewing is by appointment only and interested parties should contact our office on 02871 342333.



RENT: £130 /Week + Rates

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT OUR OFFICE ON:

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 - 5.5m x 3.5m

Kitchen - 2.1m x 1.5m

W.C. - 1.8m x 1.2m

Storage 1 - 2.1m x 2.5m

Storage 2 - 4.4m x 1.2m



Lease Details

Square footage: 356 Square feet Approx.

Terms of lease: Minimum 2 year lease

Rent: £6760 P.A + VAT (if applicable) + Rates

Repairs: Tenant responsible for internal repairs & maintenance

Service charge: N/A

Deposit: £600

Rates*: £1669/annum

(Business properties with an NAV of more than £2,000 but not more than £5,000 will receive **25% relief**) We are advised by Land and Property services that the total NAV is £2,250.

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Montgomery & McCleery
ESTATE AGENTS

028 71 342 333

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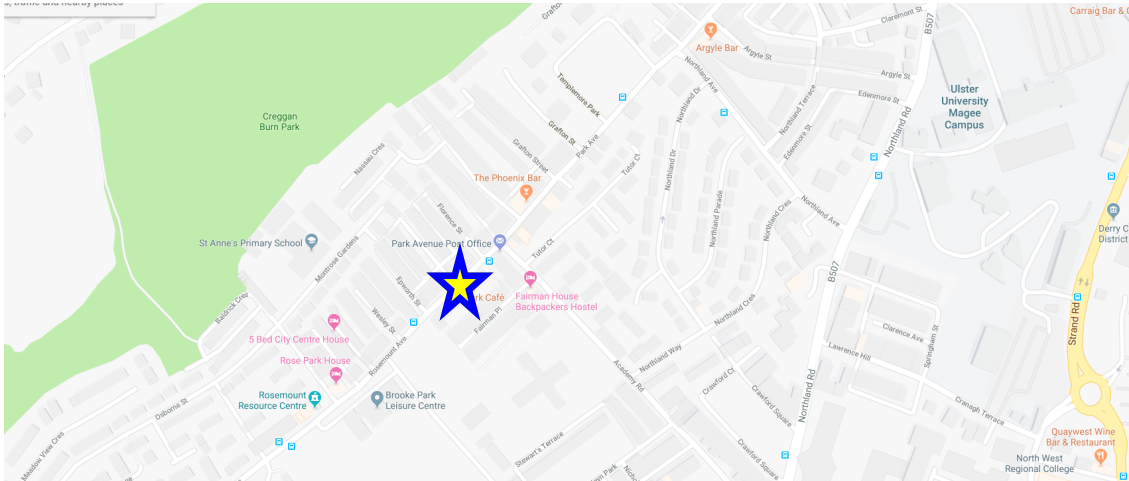
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Location

Agent details:

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

Rates:

Rates = £1669*

Rent:

£6760 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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