

TO LET



Unit 1 A Duncastle Road, Newbuildings, Londonderry

Commercial premises

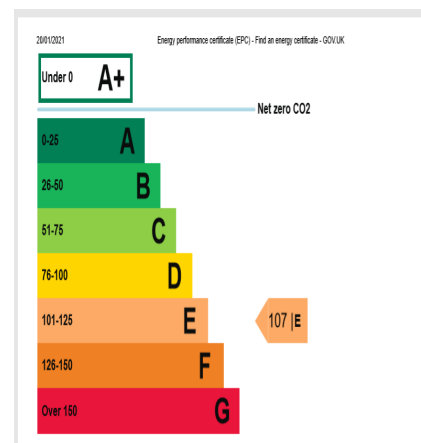
Shop unit no. 1a forming part of Duncastle Road Shopping complex, Newbuildings. We are pleased to present this commercial premises to the rental market and would invite interested parties to enquire to arrange a viewing. The adjoining business include The Village Fryer, Longs Supermarket and off License, Lloyds Pharmacy and Markies Bakery. A fairly priced premises in a busy area on the outskirts of the City.

Features:

- Good frontage
- Part of a busy shopping complex
- Convenient parking at front
- Services the Newbuildings area and beyond.
- Available for occupation now

RENT: £110/week. + 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.

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: in-

fo@montgomerymccleery.com

www.montgomerymccleery.com

Accommodation

Shop floor - 4.7m x 5.0m

W.C

All measurements are to the widest points and are approx.



Lease Details

Square footage: 275 Sq ft approx.

Terms of lease: 1 year minimum

Rent: £476.67 /Calendar month

Rent in advance: 1 Months' rent

Repairs: Tenant responsible for internal repairs.

Service charge: To be agreed

Insurance: The tenant to reimburse the landlord in respect of a proportion of the insurance premium

Deposit: £500.00



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Montgomery & McCleery
ESTATE AGENTS

028 71 342 333 www.montgomerymccleery.com

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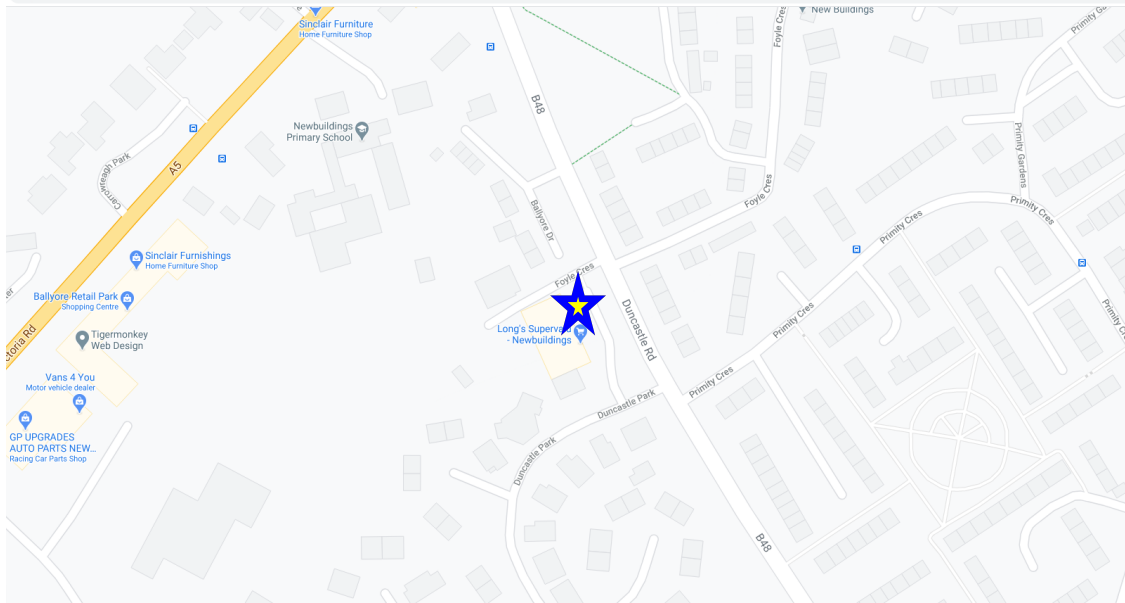
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Location

Agent details:

Montgomery & Mc Cleery Estate Agents
82 Duke Street
Londonderry
BT47 6DQ

Info@montgomerymccleery.com

Rates:

*Current Rates = TBC

20% small business relief may be available

Rent:

Asking £5,720 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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