



TO LET

7 North Edward Street - 1st floor commercial premises

First floor premises

We are pleased to bring to the market this very versatile first floor, commercial space in North Edward Street which is between Clarendon Street & Patrick Street. The property is situated in a busy area of the Cityside and surrounded by local businesses, shops, restaurants, Quayside Shopping Centre and the Foyle Street bus station is just 5 minutes walk. The Derry City Walls are also within a short walk and all that Derry City has to offer. The premises would compliment many different uses and is at present, a blank canvas ready for immediate occupation. Viewings are available now and any interested parties should call 02871 342 333 to arrange a viewing.

EPC = C60
RRN - 9100-4032-
0677-0500-9695

Rent: £8000 Per annum + Rates

For appointment to view please contact: 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.



Montgomery & McCleery
ESTATE AGENTS

028 71 342 333 www.montgomerymccleery.com

Anne Montgomery
ANAEA ARLA
Director

The Property and Rental Specialists

82 DUKE STREET
LONDONDERRY
BT47 6DQ

Telephone: (028) 7134 2333

E-mail: in-

fo@montgomerymccleery.com

www.montgomerymccleery.com

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Accommodation

Entrance from North Edward Street, off Clarendon Street & Patrick Street

Studio area—19.5m x 8.6m

Office 1 - 5.8m x 3.9m

Office 2 - 2.8m x 2.8m

Office 3 - 2.8m x 4.0m

All measurements are to the widest points and are approx.



Lease Details

Square footage: 2200 Square feet Approx.

Terms of lease: 1 year minimum

Rent: £8000 per annum + Rates

Deposit: 1 months' rent

Rent in advance: By negotiation

Repairs: Tenant responsible for internal repairs.

Service charge: N/A



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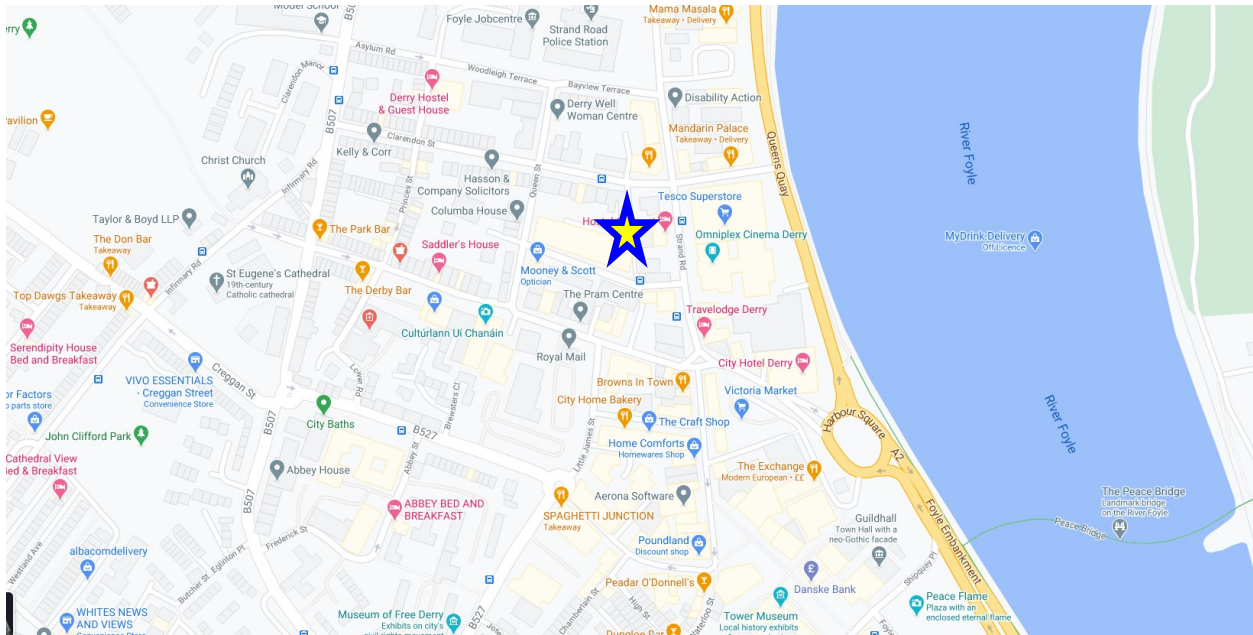
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Location

Agent details:

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

Rates:

Current Rates = £4000/annum*

Business properties may be eligible for small business rates relief ranging from 20-50%. Please check with Land and property services for the current NAV.

Rent:

£8000/ annum + 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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