



# TO LET

Prime Retail Unit Extending to c. 4,215 Sq Ft (392 sq m)

**29 Shipquay Street, Derry, BT48 6DL**

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# LOCATION

Derry City is the second largest population centre within Northern Ireland and the fourth largest in Ireland, with a residential population of 107,877 and a cross border catchment of 400,000 (Derry City Council 2014).

Excellent opportunity to locate to this prominent and much sought after retailing location In close proximity to both Millennium Forum Theatre & Conference Centre as well as Foyleside and Richmond Shopping Centres. Neighbouring occupiers include Nando's, The Craft Village, Cooley's and the Thirsty Goat.

# DESCRIPTION

The unit is fitted out to a high standard to include carpet flooring, suspended ceilings with recessed LED lighting, hot / cold air conditioning and Warmflow oil heating system. The unit also benefits from a 12KW solar system which subsidises electric costs.

Optional dedicated car parking spaces together with loading area and external storage within a secure gated shared yard to rear.

Optional additional basement storage space extending to 2,070 sq. ft.

The property would be suited to a variety of uses to include restaurant, café, licenced etc., subject to obtaining the necessary approvals.

# ACCOMMODATION

Description	Area sq m	Area sq ft
RETAIL	C. 298 sq m	C. 3,210 sq ft
KITCHEN	C. 10 sq m	C. 107 sq ft
STORE	C. 25 sq m	C. 276 sq ft
MEZZANINE STORE	C. 39 sq m	C. 415 sq ft
OFFICE	C. 10 sq m	C. 110 sq ft
OFFICE	C. 9 sq m	C. 97 sq ft

## Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKI. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.





# LEASE DETAILS

RENT:	£35,000 per annum exclusive of VAT
TERM:	Negotiable, subject to periodic upwards only rent review.
REPAIRS:	Full internal insuring and repairing lease
SERVICE CHARGE:	Additional charges apply in terms of Service Charge, to include building insurance etc.
VAT:	VAT will be applicable to the annual rental.

# RATES

NAV: £30,400.

Estimated rates payable in accordance with LPS website: £19,254.20

**Please note that all prospective purchasers should make their own enquiries to confirm the NAV / rates payable.**

# EPC CERTIFICATE



# CONTACT DETAILS

MARK PATTERSON  
mark.patterson@okt.co.uk

ALAN MCKINSTRY  
alan.mckinstry@okt.co.uk

028 9024 8181

OKT.CO.UK

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