

# TO LET



Unit 2, Lisnagelvin Shopping Centre,  
Londonderry, BT47 6DF



## Prime Retail Unit

### Property Highlights

- Fully fitted unit extending to approx. 641 sqft (59.6 sqm).
- Adjacencies include Tesco, Subway, Luxe, Lloyds Pharmacy, Savers, McAtamneys, Lynas Food, Toytown, Costa, Card Factory and Poundland.
- c.487 free car parking spaces.
- Busy Shopping Centre with an increasing weekly footfall of c.84,000 people.

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### Location

Londonderry is the second largest city in Northern Ireland and is the economic hub of the North West with a population of c. 90,000 people and a further catchment population of c. 115,000 people within a 20 minute drive time. The city is located approximately 70 miles northwest of Belfast, 14 miles north of Strabane and 31 miles southwest of Coleraine.

Lisnagelvin Shopping Centre is located c. 2 miles east of the city centre and is anchored by a c. 59,000 sq. ft. Tesco. Other key retailers within the scheme include Poundland, Card Factory, Costa, Savers, ToyTown, Lynas Food and McAtamneys. The scheme is complemented by Lisnagelvin Retail Park located opposite which is home to Matalan, TK Maxx and Next. The scheme benefits from c.487 free car parking spaces.

### Description

The unit is fully fitted and ready for immediate occupation, extending to the following approximate area.

Description	Sqft	Sqm
Ground Floor	641	59.6

### Lease Details

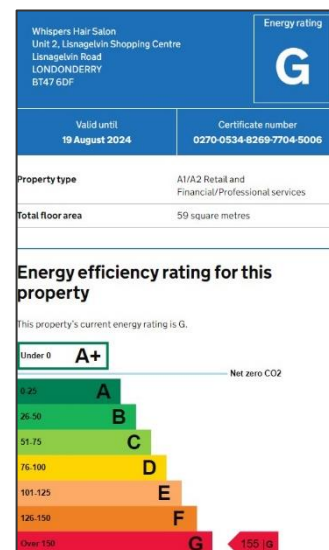
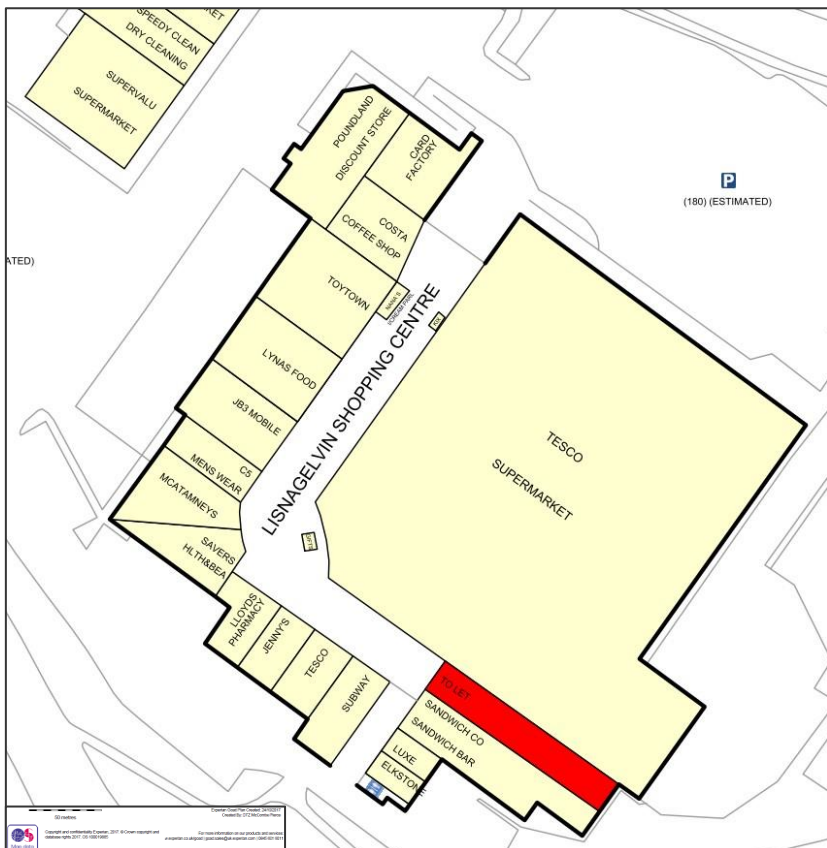
<b>Term</b>	By Negotiation.
<b>Rent</b>	£14,000 per annum exclusive, subject to contract.
<b>Repairs</b>	Tenant responsible for internal repairs to the demise.
<b>Service Charge</b>	Levied to cover repairs, maintenance, security, cleaning & management of the common parts.
<b>Buildings Insurance</b>	Tenant to reimburse the Landlord a fair proportion of the premium.

### Rates

Rates payable 2021/22 approx. £5,120 (excluding SBRR).

### VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.



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