

To Let



86 Duke Street, Waterside, BT476DQ

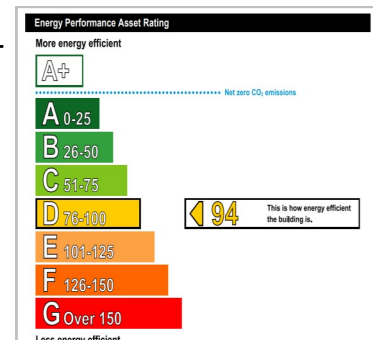
We have to let this newly refurbished ground floor premises on Duke Street. This property has undergone some much needed updating and is now ready for immediate occupation. There is oil heating and the property also benefits from having a kitchenette and W.C to the back on the unit. There is good frontage and opportunity for signage onto one of the Watersides' busiest thoroughfares.

Duke Street is walking distance to Derry City Centre and there is parking to the front of the building for customers and clients. There are good bus links and the newly generated Waterside Train Station is just 2 minutes walk.

Ground Floor layout:

Shop floor - 700 sq ft approx; W.C; Kitchen

Rent: £9000/annum



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
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Details

Square footage:

700 sq ft main floor area
38 sq ft - Kitchen

Terms of lease:

12 months minimum

Rent:

Ground Floor: £9,000 p.a + Rates

Repairs:

Tenant responsible for internal repairs.

Service charge:

To be agreed

Insurance:

The tenant will be responsible for insuring the premises.

Rates:

Ground floor = £2824*
Small business rates relief may be available.



*Rates information is provided for guidance purposes only, as the information source is subject to change. Please check the LPSNI website for further details.

For appointment to view please contact: 02871 342 333
Montgomery & McCleery, 82 Duke Street, Waterside, Londonderry, BT47 6DQ

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