

TO LET



Unit 13, Lisnagelvin Shopping Centre,
Londonderry, BT47 6DF



Prominent Retail Unit

Property Highlights

- New retail unit to be created, extending to approx. 7,631 sqft (709 sqm), capable of subdivision, subject to agreement.
- 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.
- Suitable for a variety of uses, subject to planning permission.

For more information, please contact:

Michael Pierce
028 9023 3455 / 07776224114
michael.pierce@cushwake-ni.com

James Russell
028 9023 3455 / 07815742152
james.russell@cushwake-ni.com

cushmanwakefield-ni.com

McCombe Pierce LLP Lombard House 10-20 Lombard Street Belfast BT1 1RD
Telephone: +44 (0)28 9023 3455 Website: www.cushmanwakefield-ni.com
A limited liability partnership registered in Northern Ireland No. NC000516
Robert Toland BSc (Hons) MRICS, Mark Riddell BSc (Hons) MRICS, Martin McKibbin BSc (Hons) MRICS,
Michael McCombe MA (Hons) MLE MRICS. Regulated by RICS. UK VAT No: 617 7170 37, IR VAT No: 9522762R

Local legal entity trading as Cushman & Wakefield.

TO LET



Unit 13, Lisnagelvin Shopping Centre, Londonderry, BT47 6DF

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

Prime retail unit to be created, benefitting from direct access to the car park. Handover specification to be agreed.

Description	Sqft	Sqm
Ground Floor*	7,631	709

*Subdivision will be considered.

Lease Details

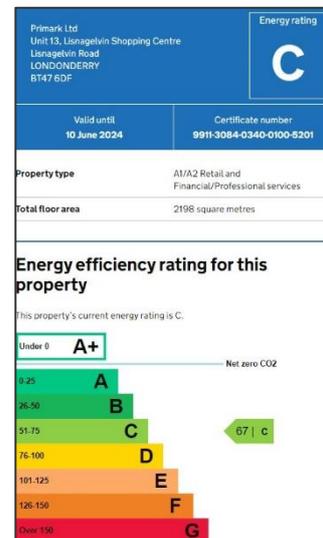
Term	By Negotiation.
Rent	£45,000 per annum exclusive, subject to contract.
Repairs	Tenant responsible for internal repairs to the demise.
Service Charge	Levied to cover repairs, maintenance, security, cleaning & management of the common parts.
Buildings Insurance	Tenant to reimburse the Landlord a fair proportion of the premium.

Rates

To be reassessed.

VAT

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



McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- McCombe Pierce LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
- no employee of McCombe Pierce LLP (and its subsidiaries and their joint Agents where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property;
- rents quoted in these particulars may be subject to VAT in addition;
- McCombe Pierce LLP (and its subsidiaries where applicable) will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
- the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements."