

TO LET

Unit 1A Richmond Centre, Londonderry, BT48 6PE



EXCELLENT LARGE SHOP UNIT

- ❖ Derry/Londonderry is Northern Ireland's second largest city with a population of over 100,000 people together with a catchment population of c.240,000 people.
- ❖ Richmond Centre provides the city's prime retailing facilities with adjacent occupiers including Caffè Nero, Vodafone, Warren James, Nandos, Soho and Jamm.
- ❖ Other retailers in the centre include JD Sports, Superdry, Starbucks, Lifestyle Sports, New Look, Quiz, The Works and Yours.
- ❖ Located on the main pedestrian link between Foyle side and the City Centre.
- ❖ Ground Floor c.3,073 sq.ft. (285.49 sqm)
Ancillary Storage c.5,699 sq.ft. (529.45 sqm)
Consideration will be given to letting the ground floor only.
- ❖ Rent - £40,000 pax, subject to contract.
- ❖ Availability by arrangement.

For more information, please contact:

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❖ Rates Payable 2022/23 - £46,138

❖ Service Charge - TBC

❖ VAT - All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable at the prevailing rate.

❖ For appointments to view or any other information please contact:

Michael Pierce - 028 9023 3455 / 07776224114

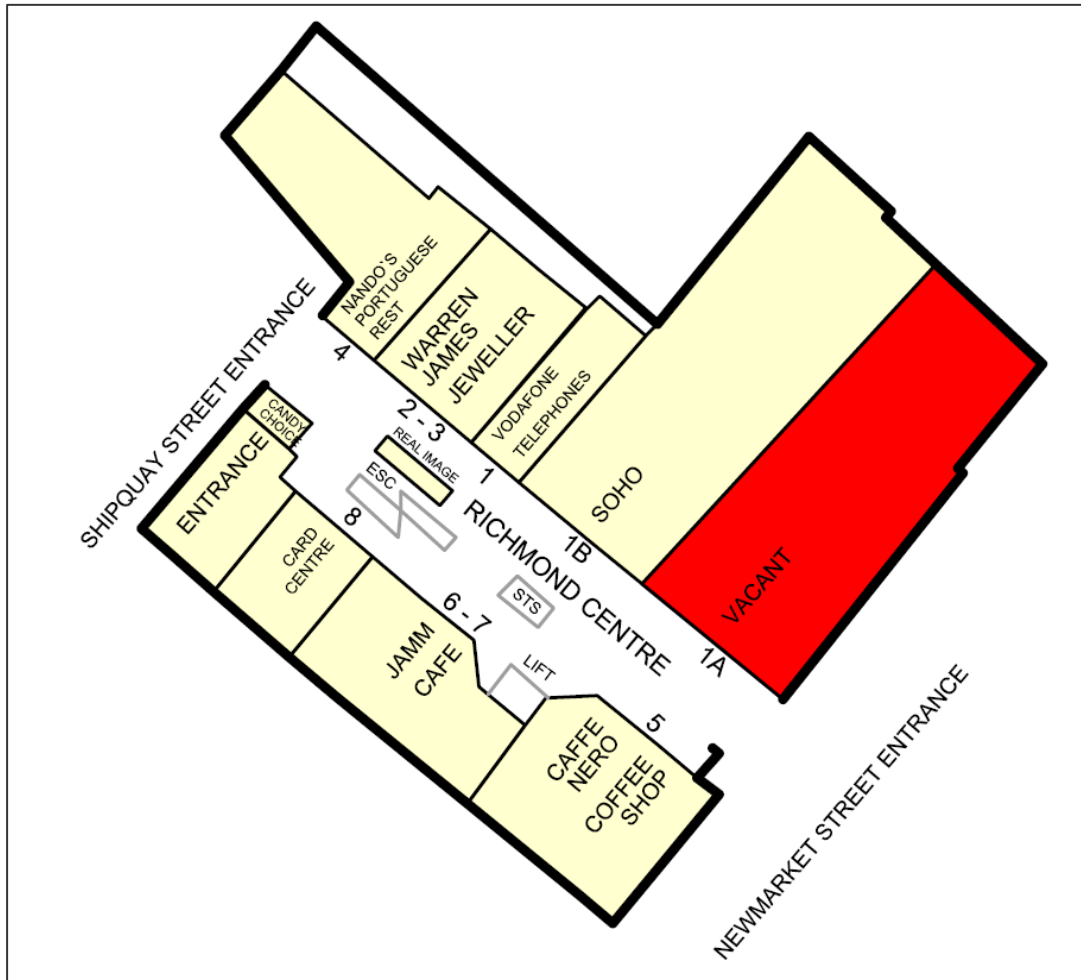
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EPC

| 1A, Richmond Centre LONDONDERRY BT48 6PE | | Energy rating |
|---|--|---------------|
| Valid until 2 July 2024 | Certificate number 950-3008-0543-0900-1508 | D |
| Property type | 4120 Retail and Financial/Professional services | |
| Total floor area | 802 square metres | |
| Energy efficiency rating for this property | | |
| This property's current energy rating is D. | | |
| Under 0 | A+ | Net zero CO2 |
| 1-25 | A | |
| 26-50 | B | |
| 51-75 | C | |
| 76-100 | D | 88 D |
| 101-125 | E | |
| 126-150 | F | |
| Over 150 | G | |



Not to Scale – For Identification Purposes Only

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