

**Herbert. D. Montgomery**  
M.R.I.C.S., F.N.A.E.A. M.A.R.L.A  
Chartered surveyor  
Commissioner for Oaths

*The Property and Rental Specialists*

82 DUKE STREET  
LONDONDERRY  
BT47 6DQ

**TO LET**

Telephone: (028) 7134 2333  
E-mail: [info@montgomerymccleery.com](mailto:info@montgomerymccleery.com)

[www.montgomerymccleery.com](http://www.montgomerymccleery.com)



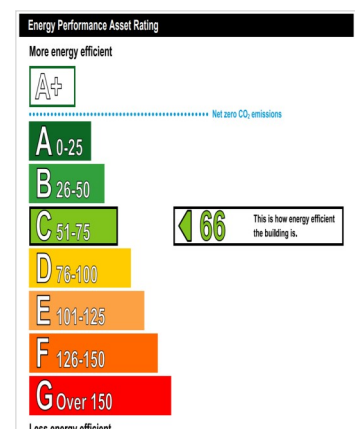
**84 Duke Street, Waterside, BT47 6DQ**

### Ground floor Shop/showroom

Subject premises is a spacious ground floor shop located in the Centre of Duke Street on the Waterside of the City. The property enjoys a generous frontage and benefits from having a good flow of passing traffic throughout the day. The shop was previously used as a successful motorcycle shop and a kitchen showroom. This retail unit would be a fantastic space for someone seeking a good sized unit just outside the City Centre. The Waterside Train Station is just across the road and is due for re-development which includes park and ride facilities and is sure to improve public transport to our City.

Rent: £12,000/ Annum + Rates

**For appointment to view please contact: 02841 342333**



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.

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### Accommodation

- Main shop floor - 15.8m x 6.0m (Approx 1000 sq ft)
- Rear office - 4m x 4m (Approx 170 sq ft)
- Kitchen
- WC

All measurements are to the widest points and are approx.



### Lease Details

Square footage: 1300 Square feet Approx.

Terms of lease: 1 year minimum

Rent: £12,000 P.A + VAT + Rates

Repairs: Tenant responsible for internal repairs.

Insurance: tenant responsible for reimbursement of landlords building insurance.

Service charge: N/A



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**Montgomery & McCleery**  
ESTATE AGENTS

028 71 342 333 [www.montgomerymccleery.com](http://www.montgomerymccleery.com)

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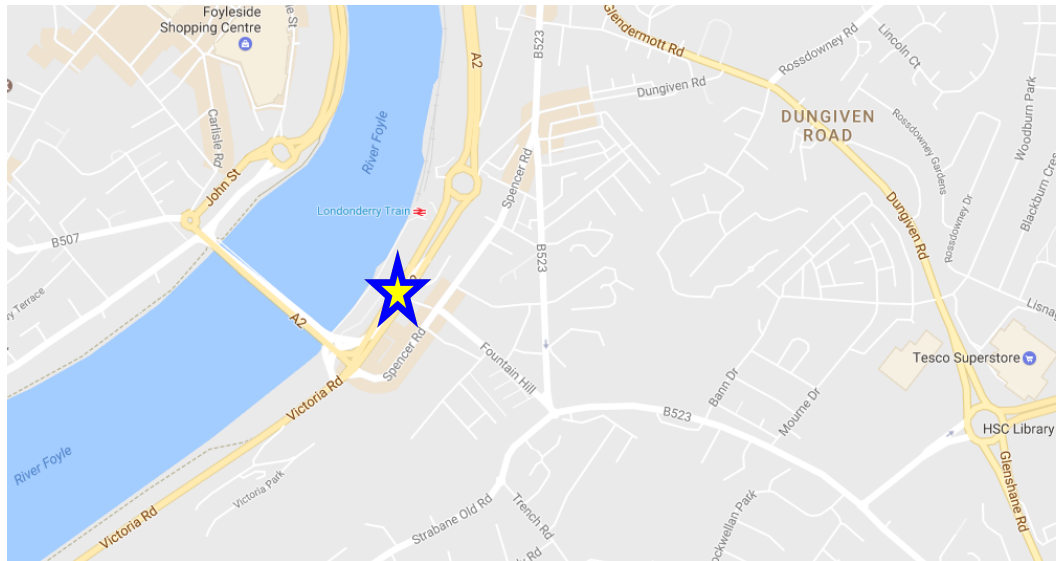
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Location

### Agent details:

**Montgomery & Mc Cleery Estate Agents**  
82 Duke Street  
Londonderry  
BT47 6DQ  
[Info@montgomerymccleery.com](mailto:Info@montgomerymccleery.com)

### Rates:

Current Rates = £3673/annum\*

**Business properties with an NAV of more than £2,000 but not more than £5,000 will receive 25% relief\***

### Rent:

**Asking £12000+ Rates**

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

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