

# TO LET – FIRST FLOOR PREMISES

FOYLE STREET BUS CENTRE, DERRY/LONDONDERRY, BT48 6AP

**CBRE NI**

PART OF THE AFFILIATE NETWORK





# TO LET – FIRST FLOOR PREMISES

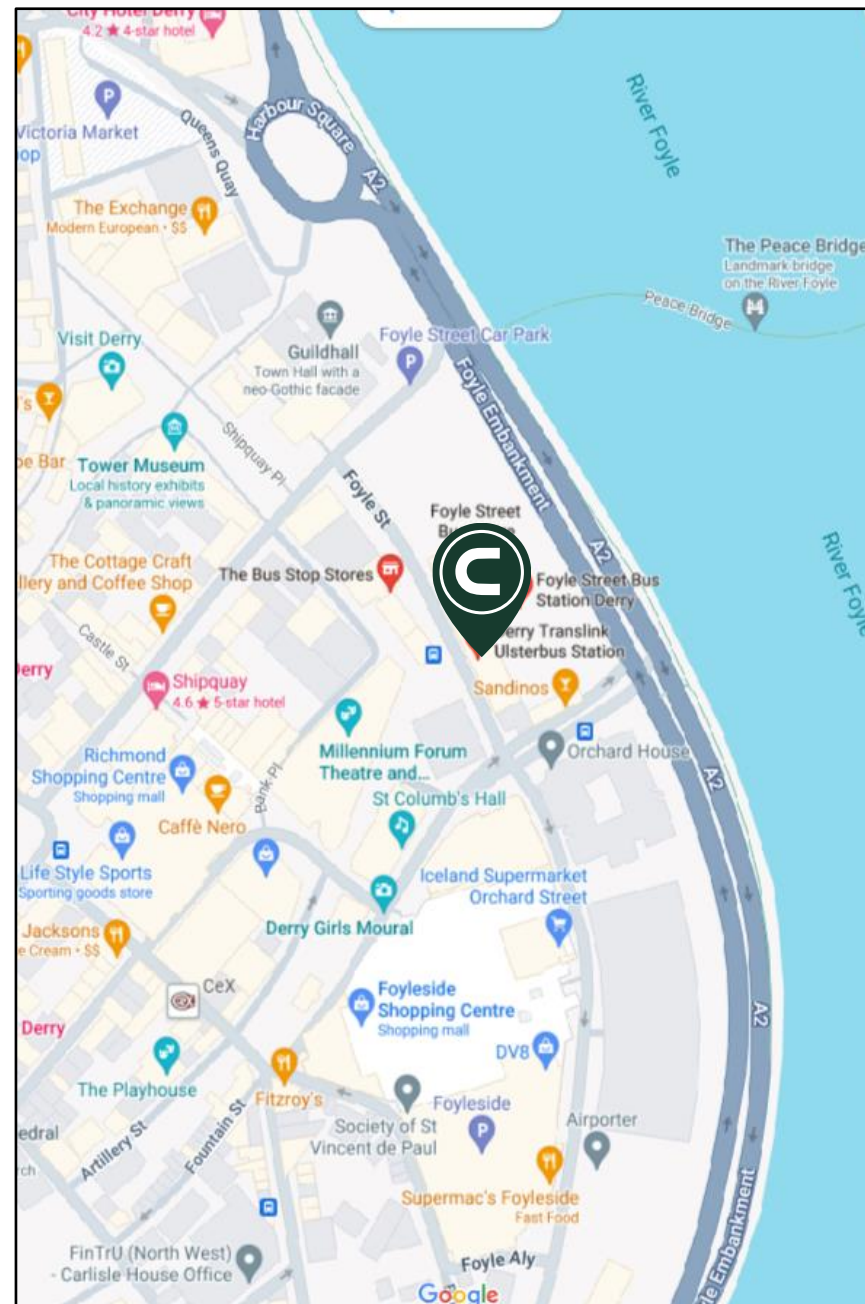
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## Location

Derry/Londonderry is Northern Ireland's second largest city and is located c. 70 miles North West of Belfast. Foyle Street Bus Centre occupies a highly accessible city centre location, in close proximity to Derry's primary retail pitch and it's town main shopping centre's Foyleside and Richmond Centre. Foyle Street Bus Centre occupies a highly visible city centre location, overlooking Foyle Street to the west and Foyle Embankment to the east.

## Description

The property comprises a self-contained first floor premises suitable for use as an office or consulting rooms for a healthcare professional. The unit is accessed by an internal stairway on the Northern elevation of the bus centre. Internally, the unit is finished to include a combination of laminate and tiled flooring, suspended ceilings with fluorescent strip lighting and aluminium framed double glazed windows. Subject property may be suitable for a wide variety of uses subject to planning permission and necessary statutory consents.



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## Lease Details

Rent	£3,000 per annum
Term	Negotiable
Repairs/Insurance	Internal repairing and insuring
Utilities	The occupier will be responsible for payment utilities consumed on the premises

## Accommodation

Area	
37.16 Sq M	400 Sq Ft

## Rateable Value

Payment of rates is the responsibility of the occupier, if demanded. We have been advised by Land and Property Services that the estimated rateable value for the first floor is £1,800. The rate in the £ for 2023/24 is £0.633362. Therefore, the rates payable are £1,140. before the application of small business rates relief which an incoming occupier may benefit from.

## VAT

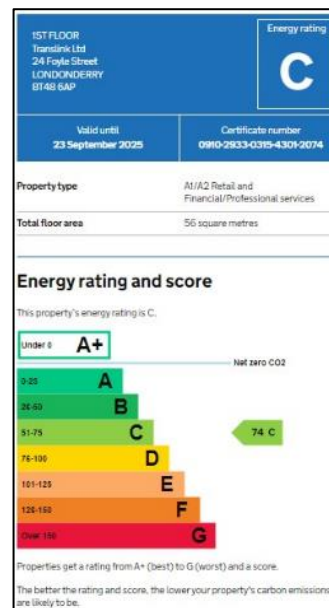
All prices are quoted exclusive of VAT, which may be payable

## AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

## EPC

A copy of the EPC certificate is available below and can be made available upon request.





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## Contact Us

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