

To Let

Excellent Large Retail Unit
141F Strand Road, Londonderry, BT48 7PB



To Let

141F Strand Road, Londonderry, BT48 7PB



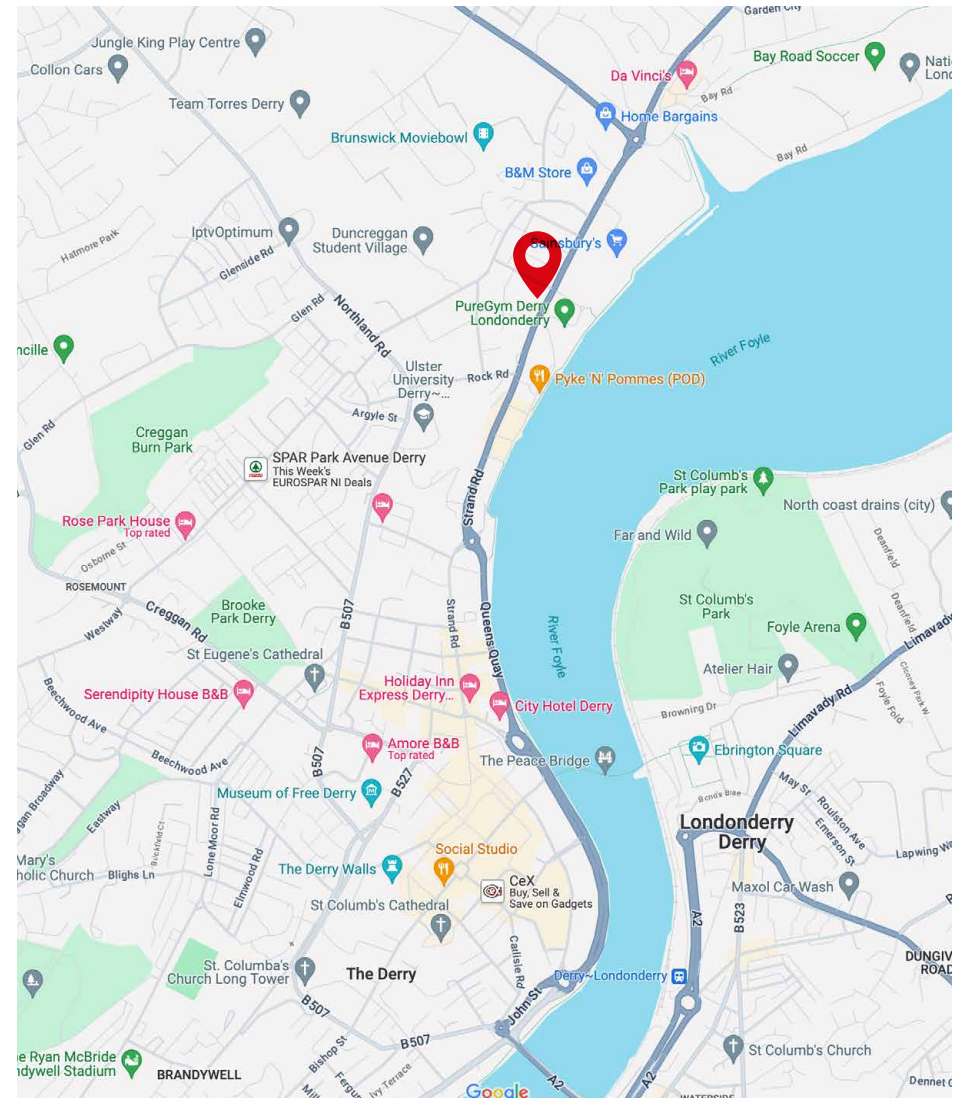
Property Highlights

- Situated on a main arterial route and occupying a highly prominent position opposite Sainsbury's.
- Substantial ground floor retail unit extending to approx. 3,847 Sq Ft (357.36 Sq M).
- Fully fitted accommodation requiring minimal ingoing expenditure.
- Suitable for a variety of uses, subject to any necessary statutory consents.
- Immediately Available.

Location

Londonderry is Northern Ireland's second largest city with a population of c.85,000 people (2021 Census) and a metropolitan population of c.250,000 people located approx. 70 miles north west of Belfast close to the province's border with the Republic of Ireland. The city is easily accessible by road, railway, sea and air and is the principal administrative, economic, educational and tourist hub for the north west region, home to North West Regional College and Ulster University Magee Campus with Derry's Walls being the second most popular visitor attraction in Northern Ireland.

The subject property occupies a highly prominent position on the Strand Road at its junction with Meadowbank Avenue approx. 1 mile north of the city centre opposite Sainsbury's supermarket, Modern Tyres and Lesley Retail Park. The Strand Road is a main arterial route on the banks of the River Foyle in the Cityside area of Londonderry benefitting from high volumes of vehicular traffic with waterfront residential properties and key commercial occupiers such as Derry City & Strabane District Council, Kainos, Desmond Motors and McDonalds.



To Let

141F Strand Road, Londonderry, BT48 7PB



Description

Ground floor end terrace retail unit forming part of a mixed-use complex which is anchored by Supervalu with a circa 120 space free car park off Meadowbank Avenue.

The premises have extensive frontages and public entrances from both the car park and the Strand Road and are currently configured to provide retail sales off which there are storage, kitchen and WC facilities. The unit is fully fitted requiring minimal ingoing expenditure with finishes such as plastered/painted walls, laminate and carpet floor coverings and suspended ceilings with surface mounted LED batten lights. The property also benefits from an aluminium framed double glazed shopfront and windows together with electric roller shutters.

Accommodation

The property provides the following approximate net internal area:

Description	Sq Ft	Sq M
Ground Floor	3,847	357.36

Lease Details

Term: By Negotiation, subject to a minimum of 5 years.
Rent: On Application.
Repairs: Tenant responsible for all repairs and maintenance to the demise.
Service Charge & Buildings Insurance: Tenant to pay a fair proportion. Estimated at £2,000 pax.

Non Domestic Rates

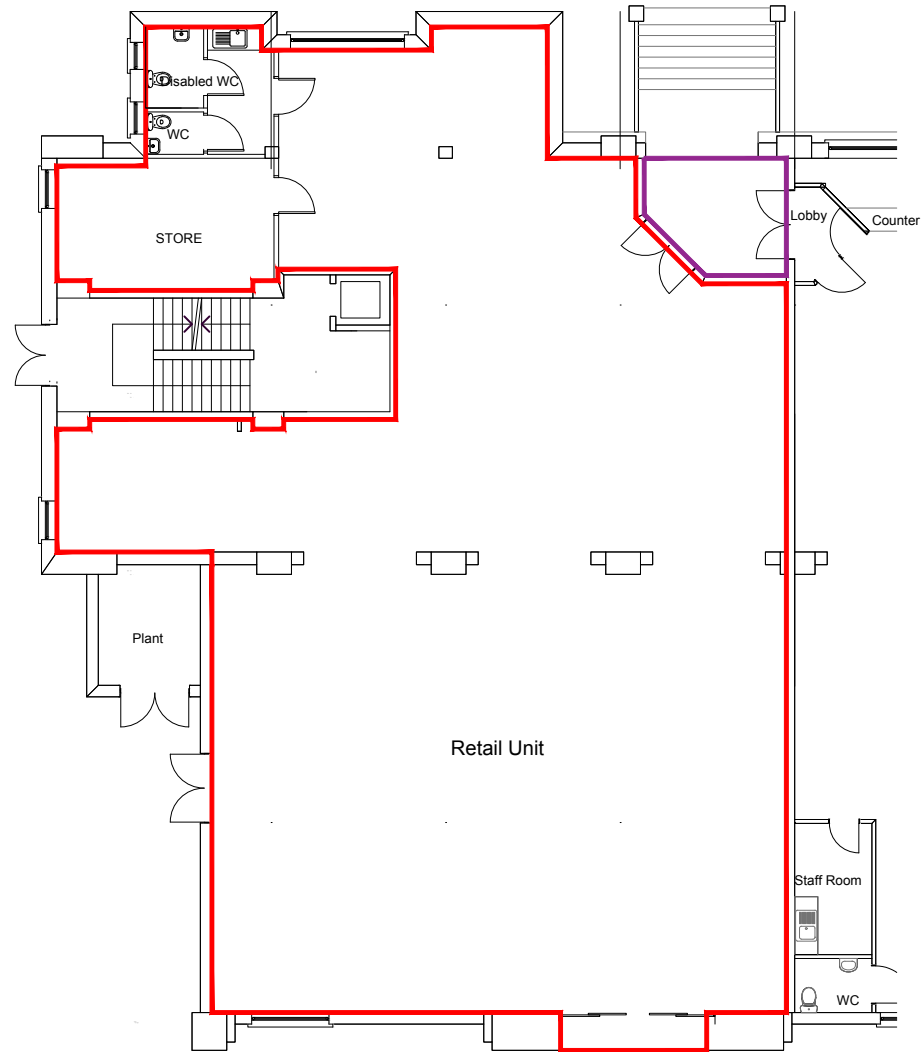
Rates payable for 2024/25 are approximately £15,154.

VAT

We are advised that the property is currently VAT Registered.



To Let
141F Strand Road, Londonderry, BT48 7PB



Existing Layout

Not To Scale. For indicative purposes only.

To Let
141F Strand Road, Londonderry, BT48 7PB



Elevations

Not To Scale. For indicative purposes only.

EPC



McCombe Pierce LLP

Lombard House, 10-20 Lombard Street, Belfast BT1 1RD

+44 (0)28 9023 3455

www.cushmanwakefield-ni.com

For more information, please contact:

Robert Toland

028 9023 3455

07980 740270

robert.toland@cushwake-ni.com

James Russell

028 9023 3455

07815 742152

james.russell@cushwake-ni.com



**CUSHMAN &
WAKEFIELD**



Disclaimer

"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:

- (i) 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;
- (ii) 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;
- (iii) rents quoted in these particulars may be subject to VAT in addition;
- (iv) 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."

Customer due diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and purchaser as outlined in The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McCombe Pierce LLP. The information will be held in accordance with the General Data Protection Regulation (GDPR) on our client file and will not be passed to any other party, unless we are required to do so by law and regulation.