To Let

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

CUSHMAN & WAKEFIELD | McCOMBE PIERCE

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.
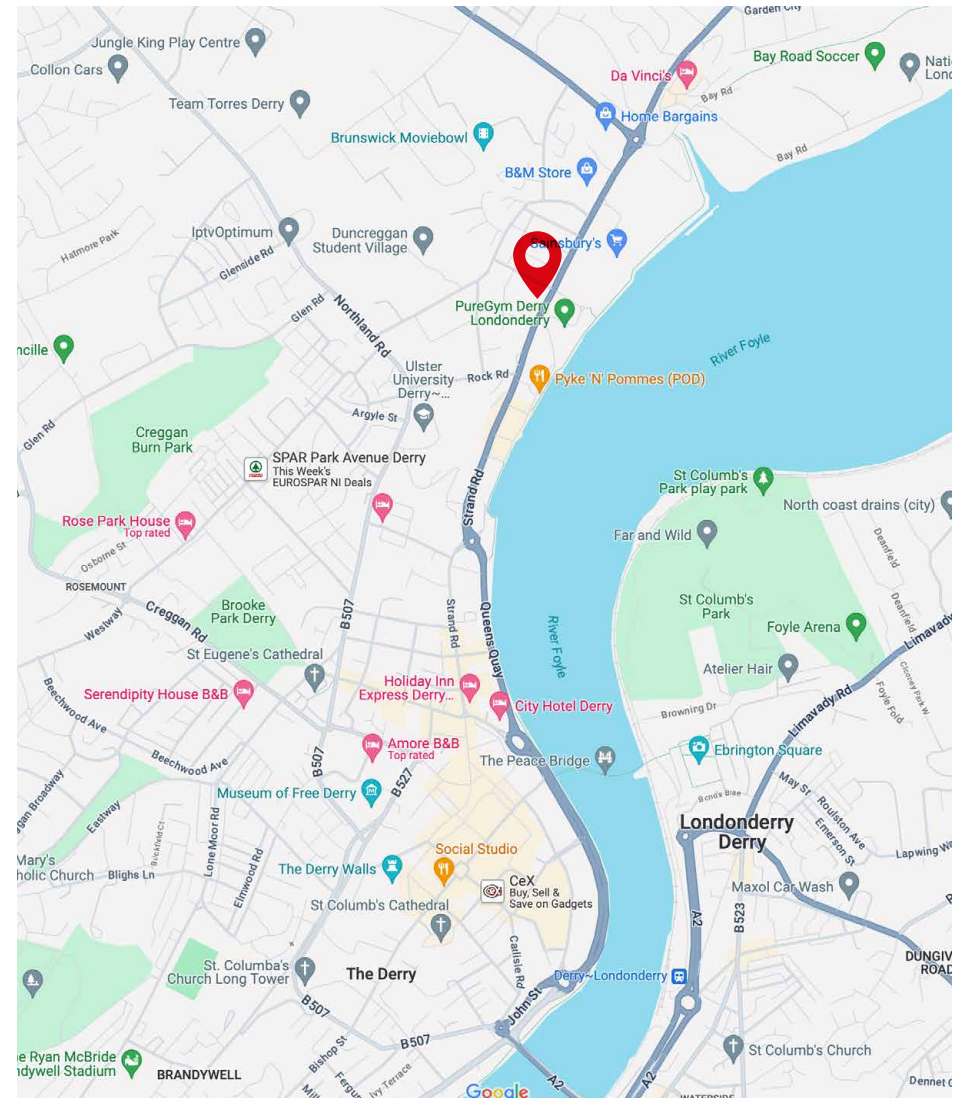
Description

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

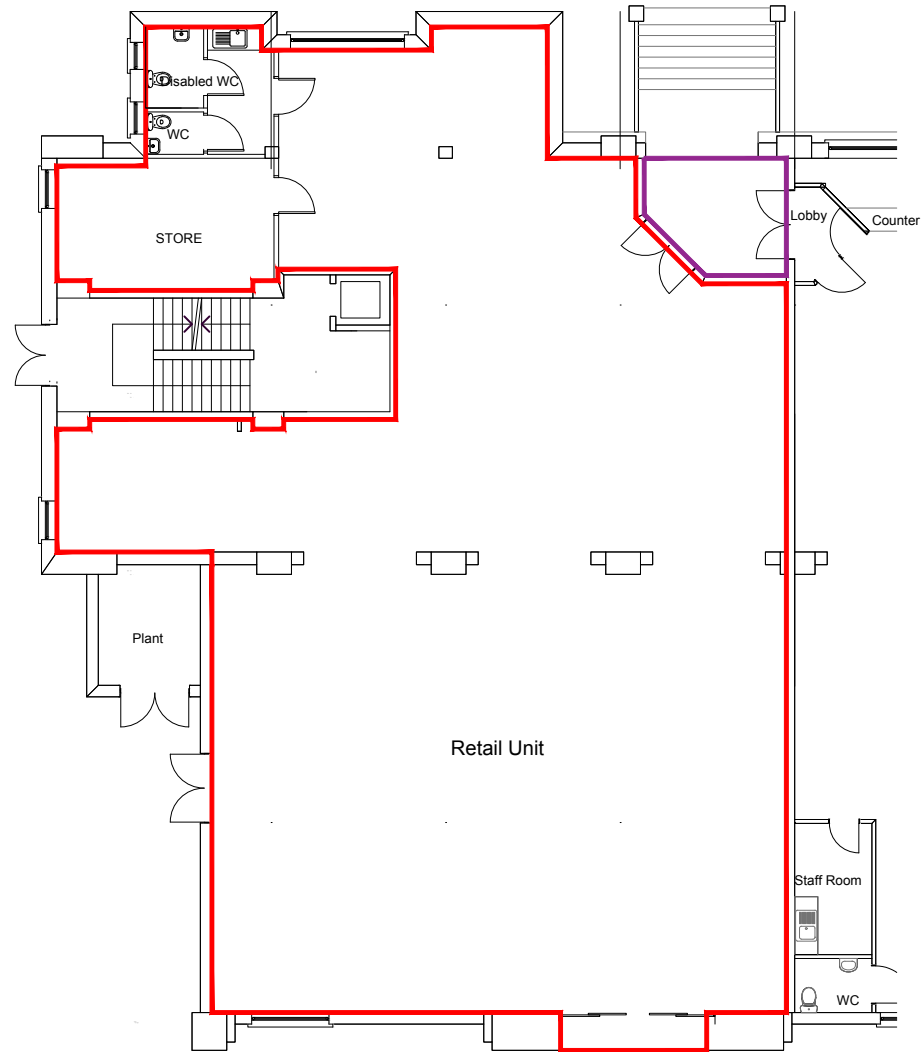|	
Term:	By Negotiation, subject to a minimum of 5 years.
Rent:	On Application.
Repairs:	Tenant responsible for all repairs and maintenance to the demise.
Service Charge & Buildings Insurance:	Tenant to pay a fair proportion. Estimated at £2,000 pax.

Non Domestic Rates

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

VAT

We are advised that the property is currently VAT Registered.

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CUSHMAN & WAKEFIELD | McCOMBE PIERCE

Disabled WC

WC

STORE

Lobby

Counter

Plant

Retail Unit

Staff Room

WC

Existing Layout

Not To Scale. For indicative purposes only.

Elevations

Not To Scale. For indicative purposes only.

EPC

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