

Gateway Studio, Glendermott Road, Londonderry, BT47 6BG

Self-contained commercial premises extending to
circa 1,700 sq ft

TO LET



9 Dunmore Street, Coleraine, BT52 1EL
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E: info@bensonsni.com
W: www.bensonsni.com

Summary

- Situated in the Waterside area of Derry /Londonderry fronting Glendermott Road.
- Self-contained commercial building benefiting from onsite car parking.
- Commercial accommodation extending to c. 1,700 sq ft.
- Suitable for a variety of commercial uses subject to any statutory planning consents.

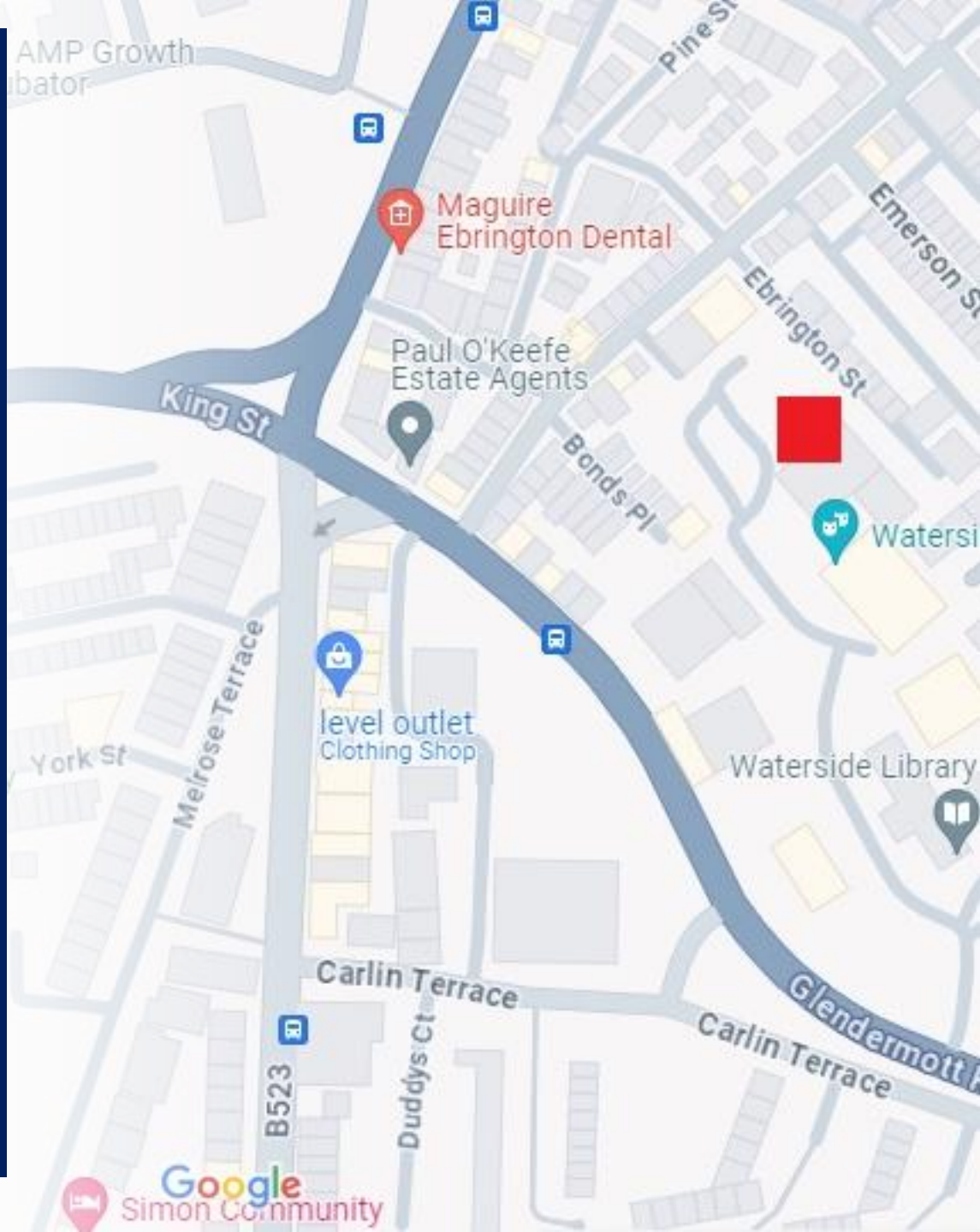
Location

The subject premises are located in the Waterside area of Derry/Londonderry, the second largest city in Northern Ireland with a population of approximately 84,000 persons. The area benefits from an excellent road infrastructure and public transport facilities, provided by train and bus as well as Londonderry Port and the City of Derry Airport. The subject is located on Ebrington Street off Glendermott Road, the main arterial route leading to the city centre benefiting from a high volume of passing vehicular traffic and extensive road frontage. The immediate surrounding area comprises a mix of residential dwellings and commercial occupiers to include, Ebrington Centre, Waterside Theatre, The Foyle Health and Social Services Trust and Spar.

Description

The property comprises a commercial suite extending to c. 1,700sq ft located on the ground floor.

Standalone single storey commercial building. The property benefits from c. 100 car parking spaces.



Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq. Ft	Service Charge PA
Ground Floor	1,700	£750
Total Approx. Net Internal Area:	1,700	

Rates

To be assessed.

Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £15,000 per annum.

Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

VAT

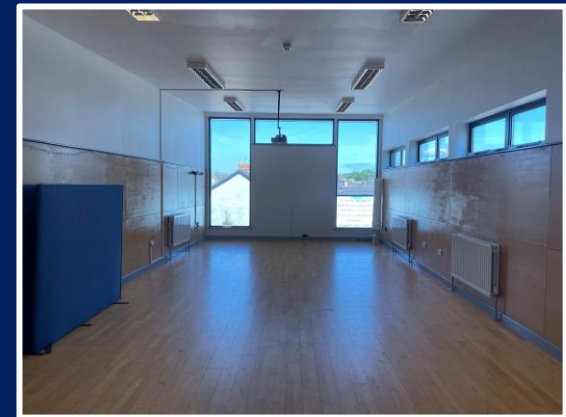
All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the joint letting agents:

Bensons
028 7034 3677
info@bensonsni.com

Frazer Kidd
028 9023 3111
mail@frazerkidd.co.uk





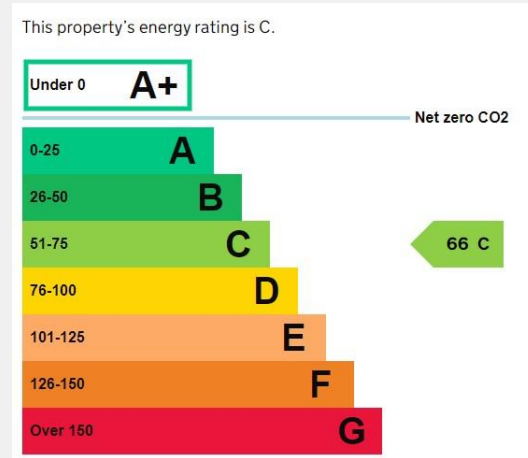
For further information please contact joint agents:

Dan Henry
07714 101478
dan@bensonsni.com

Brian Kidd
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Jamie Morrow
07553 386509
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EPC Rating:



Agent: Bensons
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•Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves.

If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.

- Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.
- These particulars do not constitute a contract or part of a contract.
- All measurements quoted are approximate.
- Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.